



TO LET

Unit 27, The Dolphin Shopping Centre, Poole, BH15 1SZ

Prime Restaurant Or Retail Unit

- Prime restaurant or retail unit forming part of the popular Dolphin Shopping Centre
- Former restaurant premises located over two floors
- 181.43 sq m (1,953 sq ft)
- High footfall location adjacent to mall entrance fronting Kingland Crescent

Unit 27, The Dolphin Shopping Centre, Poole, BH15 1SZ

DESCRIPTION

The Dolphin Shopping Centre provides Poole's prime retail pitch, offering 430,000 sq ft of accommodation and generating annual footfall of 12 million per annum. The scheme is linked to the main town centre car parks with 1,400 parking spaces. Key tenants include H&M, Primark, Boots, The Body Shop, Next & JD Sports. There is also a growing leisure offer from the new Street Food destination which can be found on the first floor offering flavours from around the world.

The scheme also benefits from proactive investments which have brought in an innovative range of uses, all adding vibrancy to the scheme, including Kingland – a curated range of independent retailers, The Skills Learning Centre, Gather – community space available for workshops & pop ups, Dolphin Street Market and The Foundry – modern co working space.

Unit 27 is located in a high footfall location adjacent to the entrance to the mall from Kingland Crescent. The unit comprises a former restaurant and is arranged over two floors, extending to approximately 181.43 sq m (1,953 sq ft).

TENURE

The property is available by way of a new effective Full Repairing and Insuring Lease for a term to be agreed.

RENT

On application to the agents.

Rent is exclusive of business rates, insurance, service charge and VAT.

BUSINESS RATES

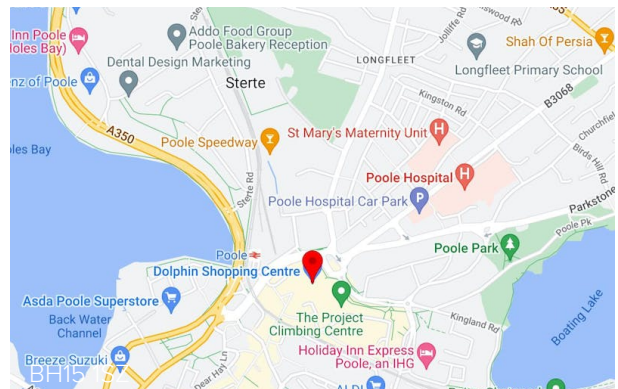
The property has a rateable value of £22,500. The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

PLANNING

We understand the property has the benefit of a Planning Consent for uses falling within Class E of the Town & County Planning (Use Classes) Order 1987. Alternative uses may be acceptable, subject to the necessary consents.

EPC

The property has an energy rating of C-64. A copy of the full EPC is available on request.



SUMMARY

| | |
|----------------|-------------|
| Available Size | 1,953 sq ft |
| Rateable Value | £22,500 |
| EPC Rating | C (64) |

VIEWING & FURTHER INFORMATION

Alastair Knott

01202 661177 | 07795346157

alastair@sibbettgregory.com

**sibbett
gregory**

More properties @ www.sibbettgregory.com

FINANCE ACT 1989: Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction. IMPORTANT NOTE: At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings. IDENTIFICATION: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering -the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed. Generated on 22/09/2025

