

TO LET

Retail Unit in Busy Pedestrianised Location

**66A High Street, Poole,
Dorset, BH15 1DA**

Key Features

- Shoppers Car Park at rear (Pay & Display)
- 100% Business Rates relief (Subject to eligibility)
- Close To Sainsbury's Local
- Net Internal Area – 206 Sq. Ft. (19.16 Sq.M.)
- Available on a New Lease at a Rental of £8,500 per annum, exclusive.



Location & Description

The property occupies an excellent trading position within the lower pedestrianised section of Poole High Street which features a vibrant mixture of retail and catering orientated businesses. A Sainsbury's Local is located closeby.

66a is a compact single fronted shop unit with tiled floor and suspended ceiling, currently operating as Chickpeas Falafal and Salad Bar.

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £8,500 per annum exclusive of rates VAT (if applicable) and all other outgoings.

We understand that VAT is not payable on the rent.

Important Note

The marketing of these premises is being undertaken in order to mitigate the losses of the landlord and those of the tenant but strictly without prejudice to the rights of the landlord in respect of arrears of rent, current and future rents and other obligations of the tenant.

Accommodation

Floor Areas		
Internal Width (max)	10' 4"	3.14 M
Shop Depth	25' 3"	7.69 M
WC		
Net Sales Area	206 Sq. Ft	19.16 Sq. M.
Courtyard (gross External Area)	231 Sq. Ft	21.4 Sq. M.

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

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What3words: [Future.reach.lift](https://www.what3words.com/future.reach.lift)

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating E (101)

Rateable Value

2025/26 Rating - £4,100 2026/27 Rating - £4,400

Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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