



TO LET

## Unit 14 & 15, The Dolphin Shopping Centre, Poole, BH15 1SZ

### Prime Retail Unit

- Prime retail unit within the popular Dolphin Shopping Centre
- Wide double fronted unit in busy location within the scheme
- Adjacent to Warren James and opposite HMV, The Body Shop & Card Factory
- 165.5 sq m (1,782 sq ft)

# Unit 14 & 15, 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 14 & 15 is located in a highly prominent position fronting the ground floor mall. The unit benefits from a wide frontage and extends to approximately 165.5 sq m (1,782 sq ft).

## 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 £45,250. 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 B-48. A copy of the full EPC is available on request.



## SUMMARY

Available Size	1,782 sq ft
Rateable Value	£45,250
EPC Rating	B (48)

## VIEWING & FURTHER INFORMATION

**Alastair Knott**

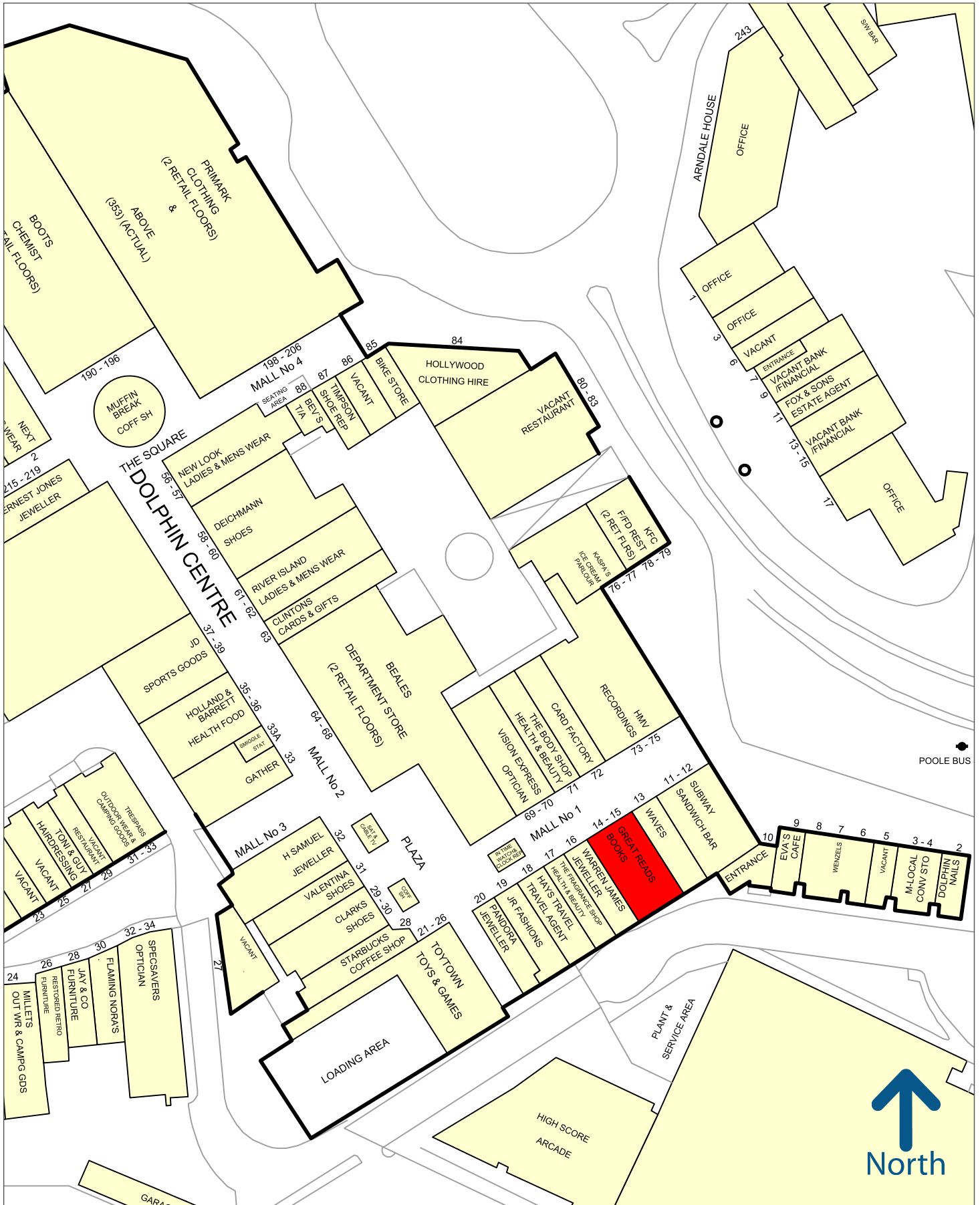
01202 661177 | 07795346157

[alastair@sibbettgregory.com](mailto:alastair@sibbettgregory.com)

**sibbett  
gregory**

More properties @ [www.sibbettgregory.com](http://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



50 metres

Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885



Experian Goad Plan Created: 12/04/2024  
Created By: Sibbett Gregory Wright and Coles Ltd

For more information on our products and services:  
[www.experian.co.uk/business-products/goad](http://www.experian.co.uk/business-products/goad) | [salesG@uk.experian.com](mailto:salesG@uk.experian.com)