



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

LARGE SHOP UNIT - TO LET



- High Street location
- New lease
- Total floor area: 177.32 sq.ft. (16.48 sq.m.)

Rental
£38,516 p.a.

Unit B2, Lifeboat Quay, Holes Bay Road, Poole, Dorset, BH15 1AE

SITUATION AND DESCRIPTION

The property is located in a prominent location within Poole Town Centre adjoining the Asda Superstore and overlooking the Holes Bay Road. The property comprises a purpose built Travelodge hotel and Anytime Fitness gymnasium. The ground floor includes a Costa Coffee outlet, Lifeboat Quay Medical Centre and Trek Bikes.

The subject premises comprises a ground floor shop that shares an entrance with the Travelodge and is adjoining the Costa unit and Trek Bikes.

PLANNING

We are advised that the premises have A1 retail use.

Alternative uses would be considered subject to landlords consent and any necessary planning consents

TENURE

The premises are held by way of a 15 year lease from 18th August 2016. The tenant has an internal repairing lease and a service charge obligation to contribute towards the maintenance and up keep of the communal elements of the building. The lease is subject to RPI rent increases on the 5th and 10th anniversaries. The lease includes a tenant only break clause at the 10th anniversary. Passing rental is £38,516 p.a. plus VAT. Service charge is payable for the maintenance and upkeep of the building structure and communal areas. Further details on application. The building is elected for VAT.

COSTS

Once a letting has been agreed, the proposed tenant will need to make a non-refundable applicant charge of £550 plus VAT.

BUSINESS RATES

Rateable Value : £17,500

Rates Payable : £8,732.50

From 1st April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable).

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance.

ACCOMMODATION

Width (front) 40'06" (12.34m)

Depth 64'00" (19.51m)

Gross Floor Area 1,506 sq.ft. (140 sq.m.) Approx

Front and Rear access into the premises

Outside

Customer car parking for 84 vehicles that is used on a first come first served basis

LEGAL FEES

Each party will be responsible for their own legal fees.

EPC

TBC

VIEWINGS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted.

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**Address: Old Library House 4 Dean Park Crescent
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MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

