



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## OFFICE 3 12-14 HIGH STREET POOLE DORSET BH15 1BP



### OFFICE TO LET

- Situated in Old Town Poole
- New lease
- Total floor area: 361 sq.ft. (33.53 sq.m.)

**Available on a new  
lease at  
£6000 p.a.**

Arrange a viewing today

**01202 551821**

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

## SITUATION AND DESCRIPTION

The offices occupy an excellent location in the lower High Street area of Poole approximately 50 yards from the vibrant Quayside and close to the historic Old Town. Street parking is available immediately in front of the premises and other public car parks are located within the Old Town area.

The office suite benefits from a main entrance door fronting onto the High Street and rear access.

## ACCOMMODATION

First floor office 361 sq.ft. (33.53 sq.m.)  
Communal kitchen and toilets

## EPC RATING - B50

## RATEABLE VALUE - tbc

From 1<sup>st</sup> 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

## TENURE

Available on a new lease with terms to be negotiated at a rental of £6000 per annum.

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

There is a service charge of approximately £942 per annum.

## PLANNING

Class E Use (Office Use)

This property falls within Class E Commercial Businesses and Services, which include A1 retail, A2 office, A3 Catering, B1 Light Industrial, Indoor sports and Medical use, crèche/day nursery

## LEGAL FEES

The incoming tenant will be responsible for their own legal fees.

## VIEWING AND FURTHER DETAILS

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

**Tel: 01202 551821**

**Website: [www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)**



## 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.