



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## 99 (A & B) HIGH STREET POOLE DORSET BH15 1AN



### Well presented shop premises TO LET

- Double fronted shop premises with rear stockroom
- New lease
- Gross Sales area: 1,900 sq.ft. (176.51 sq.m.)

**Available on a new  
lease at  
£35,000 p.a.**

Arrange a viewing today

**01202 551821**

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



## SITUATION AND DESCRIPTION

The premises are located in a conservation area in the pedestrianised part of the High Street a short distance from Barclays Bank, Lloyds TSB and Julia's House

This is a double fronted shop arranged on the ground floor with rear stockroom and toilet. It has the benefit of one car space located in the rear communal car park.

## ACCOMMODATION

### Ground floor

Net Frontage: 28'06" (8.68m)  
Potential Gross Sales area: 1,900 sq.ft. (176.51 sq.m.)

Rear storeroom  
Cloakroom and WC  
Parking for one car to the rear

## RATEABLE VALUE - £29,500

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 full repairing and insuring lease with terms to be negotiated at a commencing rental of £35,000 per annum.

## PLANNING

A1 Retail

We are advised that the premises have A1 retail use but we advise all applicants should rely upon their own enquiries.

## LEGAL FEES

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

## EPC Rating D



## 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.