

TO LET

# UNIT D12 QUAYSIDE (FORMERLY TRADING AS AVEDA HAIR SALON)

Dolphin Quays, Quay Road, Poole, Dorset, BH15 1HU



## Key Highlights

- Prominent ground floor corner position with return frontage
- Commanding Quay Position opposite the Marina
- Approximately 226 sq m (2,441 sq ft) Gross Internal Area with ability to increase
- High footfall location
- Located close to established retailers such as Tesco Express and Paver Shoes
- Will be of interest to all E class users
- New lease terms to be agreed

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**Location**

Quayside also known as Dolphin Quays is located immediately on the Waterfront overlooking Europe's largest natural harbour on the eastern end of The Quay which is situated 0.5 miles (0.75 km) to the south of Poole town centre. It is extremely popular with visitors to Poole looking to take in the opportunity of being on the harbour side. The unit is located on 'The Quay' fronting Poole Marina.

**Description**

The property comprises a mixed use development with the commercial known as Quayside and the residential element as Dolphin Quays. The scheme was completed in July 2004 and provides a total of 27 retail, restaurant and office units located on the ground and first floors of the development.

In total the development provides approximately 72,000 sq ft (6,690 sq m) of accommodation with 104 luxury apartments above which have been sold off on long leases.

The subject unit comprises a ground floor retail space benefitting from a large display frontage to the

Quay and also onto Fisherman's Road. Internally the specification includes wood flooring throughout, lighting, WC facilities. Loading is available via a side service point off Fisherman's Road. The premises also benefit from excellent floor to ceiling heights and indeed the outgoing retailer had successfully installed a mezzanine floor, which provided toilets and treatment rooms.

The subject unit is generally rectangular shaped and provides the following accommodation:

	<b>SQ FT</b>	<b>SQ M</b>
Total	2,411	226

The adjoining Unit D11 (2,136 sq ft) is currently vacant and therefore there is an opportunity subject to status and availability to amalgamate the subject unit with Unit D11.

Shell plans are available on request.

**Fixtures and Fittings**

We understand that the unit will be delivered partially fitted.

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## Tenure

Leasehold. Offers are invited for a new Full Repairing and Insuring lease with terms to be agreed.

Rental Guide - £60,000 per annum (£24 per sq ft).

## Planning

The property is not listed or within a conservation area. We understand the subject property benefits from 'Use Class E' planning consent.

## Service Charge

The service charge is weighted on a net internal area basis and is currently in the order of £2.75 per sq ft (subject to annual variation).

## Rating

The subject property is on the 2023 Rating List with a Ratable Value of £43,500. The Multiplier for 2023/24 is £0.512. Please check [www.voa.gov.uk](http://www.voa.gov.uk) for up to date information on rates payable.

## Energy Performance Certificate

The EPC will be provided to seriously interested parties upon request.

## Viewing

Formal viewings must be arranged strictly by appointment with Savills.

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## Contact

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Designed and Produced by Savills Marketing: 020 7499 8644 | 15.01.2024

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