

ATTRACTIVE & PROMINENT COMMERCIAL UNITS

Poole, BH15 1HU



Key Highlights

- Commercial Unit(s) – A1, A2, A3 or D1 Uses Permitted (STP)
- Affluent Poole Quay Location
- 3 commercial units totalling 450.6 sq m (4,850 sq ft)
- Adjacent to 70,000 sq ft of neighbouring retail and leisure uses
- Extensive frontage facing East Quay Road
- Nearby occupiers include Tesco, Paver Shoes and Banana Wharf
- New Full Repairing and Insuring Lease(s) Available

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Location

The property is located fronting East Quay Road adjacent to Old Orchard on the former Poole Pottery site. The property is being redeveloped to provide 64 apartments and 3 commercial units capable of amalgamation.

The proposed scheme (STP) sits adjacent to the 70,000 sq ft Dolphin Quays development on Poole Quay. Nearby occupiers within the development include Pavers Shoes, Tesco Express, Deli on the Quay, Quay Café, Chat Italian Kitchen, Rancho Steak House & Banana Wharf. The Quay Visitors multi storey car park is also located nearby (550 spaces).



Description & Planning

The former Poole Pottery building under application APP/18/00792/P is to be demolished and erected in its place a mixed use development comprising A1, A2, A3 and/or D1 commercial units and 64 apartments together with associated access and undercroft. The units are capable of being split into smaller units or indeed amalgamated and therefore proposals will be considered based on requirements and strength of covenant.

Rateable Value

The commercial unit(s) Rateable Value will be assessed upon completion of the development.

Tenure

The unit(s) will be available by way of a new full repairing (service charge) and insuring lease, term to be agreed.

Rental Guide

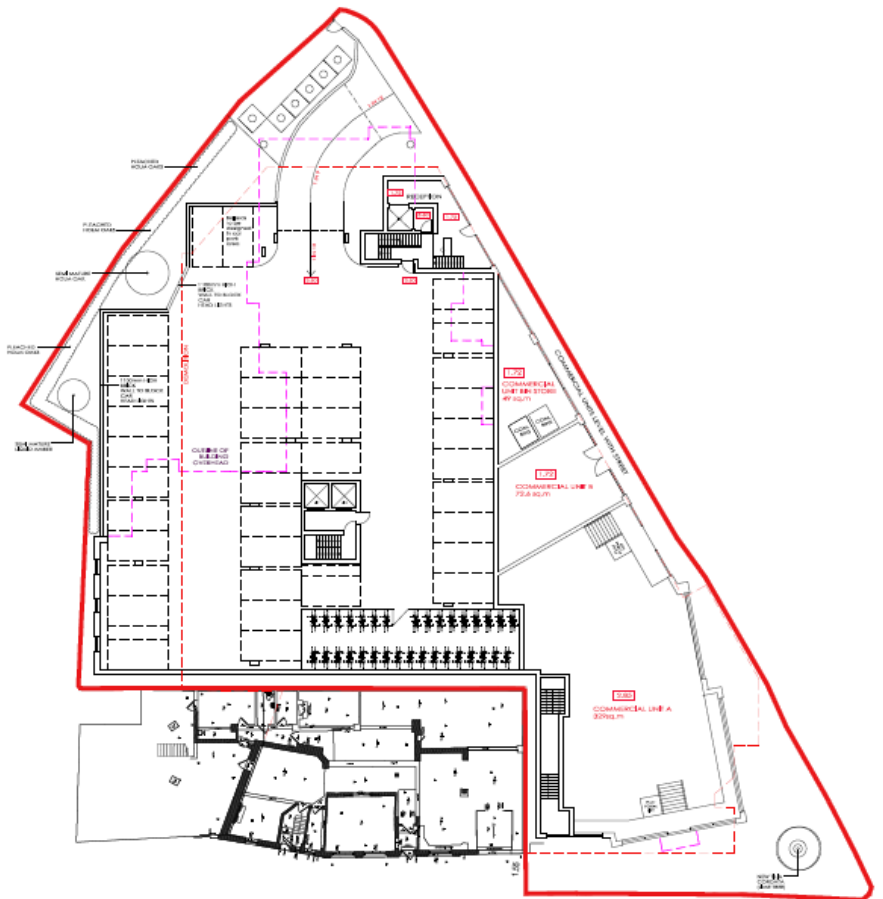
£15 per sq ft.

Energy Performance

The EPC will be provided on completion of the works.

Viewing

For a formal viewing, strictly by appointment with Savills.



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