



120-120A HIGH STREET, POOLE, BH15 1DF

RETAIL/LEISURE TO LET

8,076 SQ FT (750.28 SQ M)

Ground Floor 4,192 SQ FT (389.45 SQ M)



Summary

Retail Opportunity - To Let

Available Size 8,076 sq ft

Rent £85,000 per annum

Rateable Value £64,000

EPC Rating Upon Enquiry

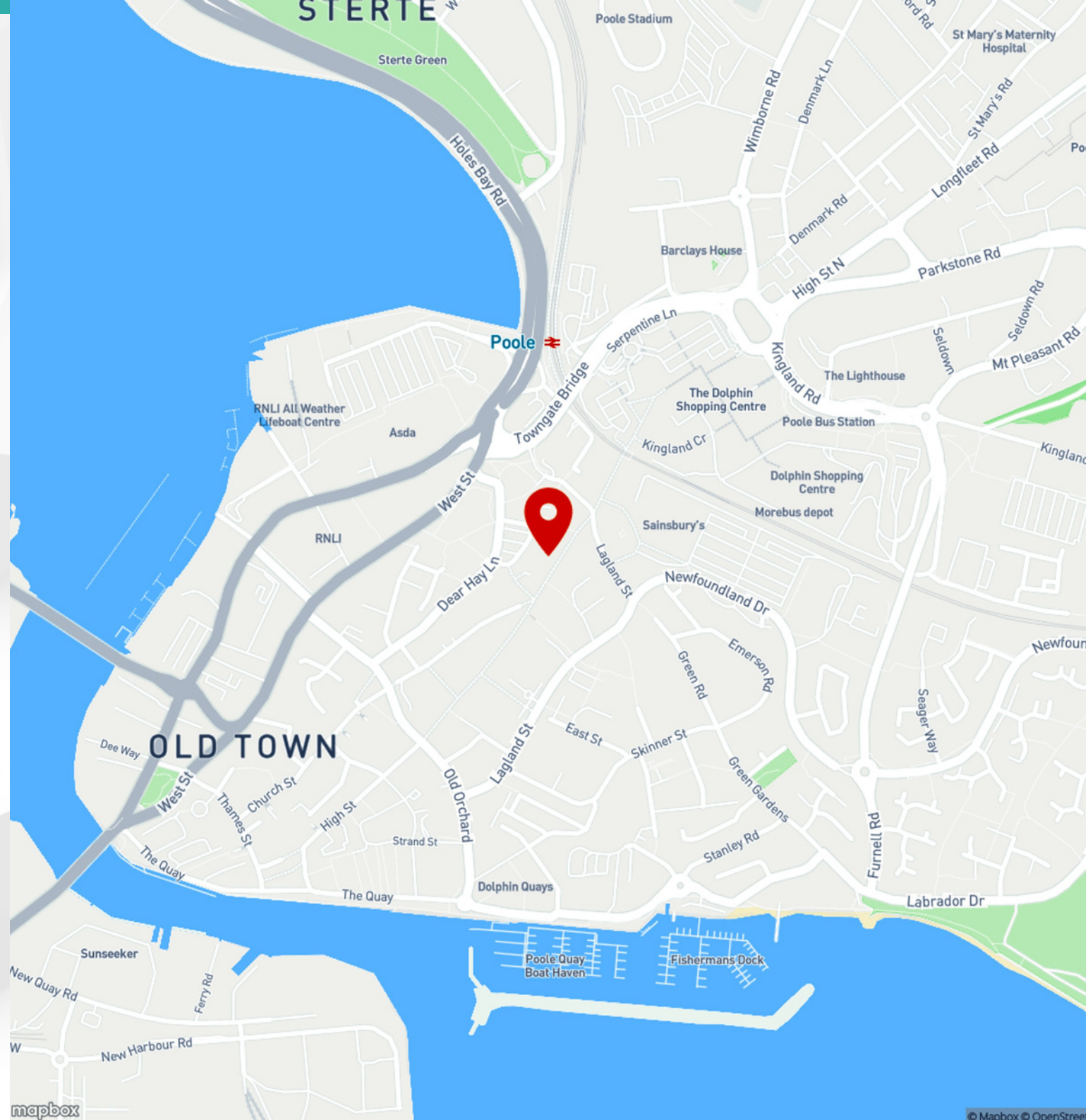


Location



120-120A High Street, Poole,
BH15 1DF

The property is located in an excellent position fronting the pedestrianised Poole High Street.



Further Details

Description

The property sits opposite Taco Bell. Surrounding occupiers include The Works, Mountain Warehouse, Robert Dyas, Nationwide and JD Wetherspoon. The High Street is a popular link between the town centre and the Quayside to the south which encourages a good pedestrian flow past the property.

Terms

The property is available by way of a new effectively full repairing and inuring lease for a term to be agreed.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	4,192	389.45
1st	3,152	292.83
2nd	732	68.01
Total	8,076	750.29

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Viewings

Via joint agents:

Vail Williams

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Enquiries & Viewings

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