



Online Auction

Thursday 7th May 2026

Corn Market House,
34-36 High Street & 1 New Street,
Poole BH15 1BP

abcore
REAL ESTATE

SW
Sanderson
Weatherall



Freehold town centre mixed use investment producing £49,800.00 per annum

Guide Price: £400,000

Bidder security deposit: £3,500

Start time: 10.00am

Property Summary

- Freehold retail/residential investment
- Two retail units trading as Mungo's Corner and Angels Above Tattoo & Piercings let on leases expiring in 2028 and 2031 respectively
- Three flats each let on periodic tenancies
- Extensive refurbishment works have been carried out
- Producing £49,800.00 per annum



Description

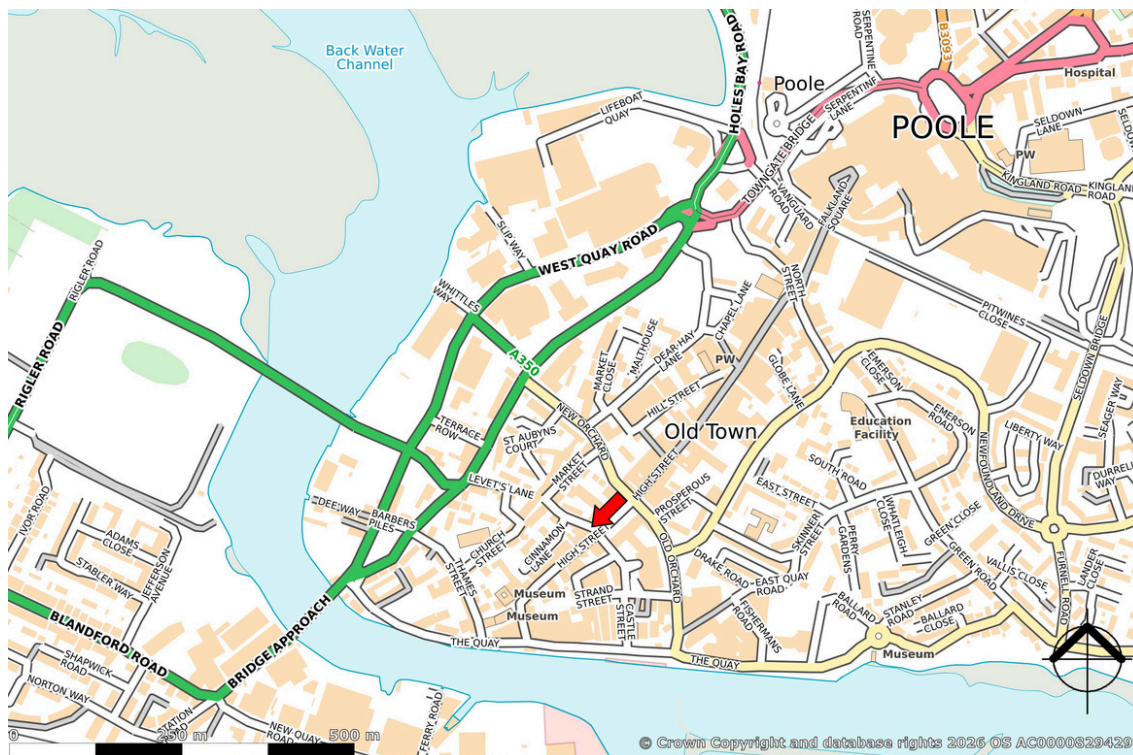
The property comprises an attractive early 19th century Grade II Listed mixed use town centre corner building arranged as two ground floor retail units with three self-contained flats (2 x one bedroom, 1 x three bedroom) arranged over the first and second floors of the entire building that have separate access from New Street. The property has been extensively refurbished.

Location

Poole is an attractive and prosperous Dorset harbour town renowned for its beauty, maritime heritage and leisure activities located 36 miles south-west of Southampton and 5 miles west of Bournemouth.

The town is located on the A350/A3049, with the M27 Motorway lying approximately 22 miles north-east, with access via the dual carriageway (A31/A348). Poole mainline station is operated by South Western Railway, with regular services to Weymouth and London Waterloo with approximate journey times of 40 minutes and just over 2 hours respectively.

The property is situated on the north side of High Street at the junction with New Street. Nearby occupiers include Slug & Lettuce and Sainsbury's Local.



Accommodation & Tenancies

Address	Floor	Use	Sq M	Sq Ft	Tenant	Tenancy	Rent (£ pa)
34-36 High Street	Ground	Retail Kitchen	34.70 4.00	374 43	t/a Mungo's Corner (1)	6 years from 19/06/2022	£12,600
1 New Street	Ground	Retail	8.50	91	t/a Angels Above Tattoo & Piercing (2)	6 years from 30/11/2025	£6,000
Flat 1	Second	Residential	Three bedroom flat		Individual	12 month periodic tenancy	£13,800
Flat 2	First	Residential	One bedroom flat		Individual	Periodic tenancy	£8,100
Flat 3	First	Residential	One bedroom flat		Individual	Periodic tenancy	£9,300
Total							£49,800

The retail floor areas have been taken from the VOA website.

(1) Mungo's Corner trades as a café.

(2) Angels Above Tattoo & Piercing is a tattooist and piercing business. There is a mutual rent review clause and option to determine at the end of year 3



Tenure
Freehold

EPC Rating
34/36 High Street — C
1 New Street Street — C
Flat 1 - E
Flat 2 — E
Flat 3 - E

VAT
Please refer to the legal pack in this regard



34 -36 High Street - Mungo's Corner



1 New Street - Angels Above Tattoo & Piercings



Flat 1

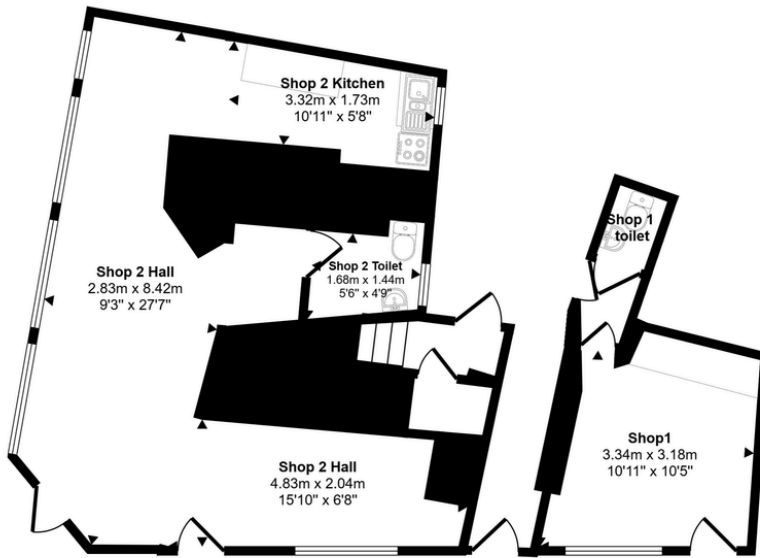


Flat 2



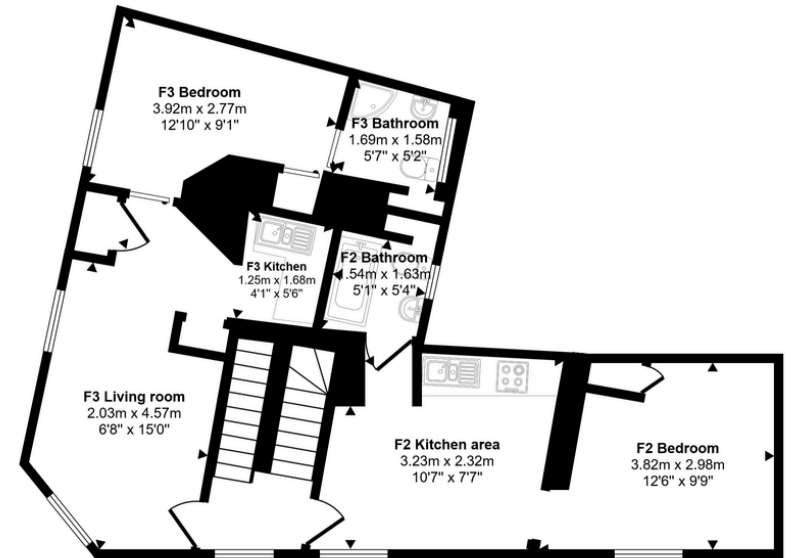
Flat 3





Ground Floor
Approx 68 sq m / 731 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



First Floor
Approx 65 sq m / 699 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Second Floor
Approx 66 sq m / 712 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.





**Sanderson
Weatherall**

Contact: 020 7851 2100

Website: www.swpropertyauctions.co.uk

Oliver Childs

Tel: 07732 681150

Email: oliver.childs@sw.co.uk



Contact: 020 3002 1234

Website: www.abcore.co.uk

Robert Neaverson MRICS

Tel: 07795 448 480

Email: rneaverson@abcore.co.uk

Max Streek MRICS

Tel: 07934 810 760

Email: mstreek@abcore.co.uk

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL. Dated 20/03/2026.