



# Online Auction

Thursday 7<sup>th</sup> May 2026

Cinnamon House,  
24-26 High Street, Poole BH15 1BP

**abcore**  
REAL ESTATE

**SW**  
Sanderson  
Weatherall



Freehold town centre mixed use investment producing £60,350.00 per annum

Guide Price: £675,000

Bidder security deposit: £3,500

Start time: 10.00am

## Property Summary

- In the same family ownership for over 50 years
- Freehold retail/residential investment
- Two retail units trading as Maddisons Hairdressers and The Brow Haus & Co let on leases expiring in October 2028 and April 2030 respectively
- Two flats and a rear mews house all let
- Extensive refurbishment works have been carried out
- Onsite parking for 5 cars
- Producing £60,350.00 per annum



## Description

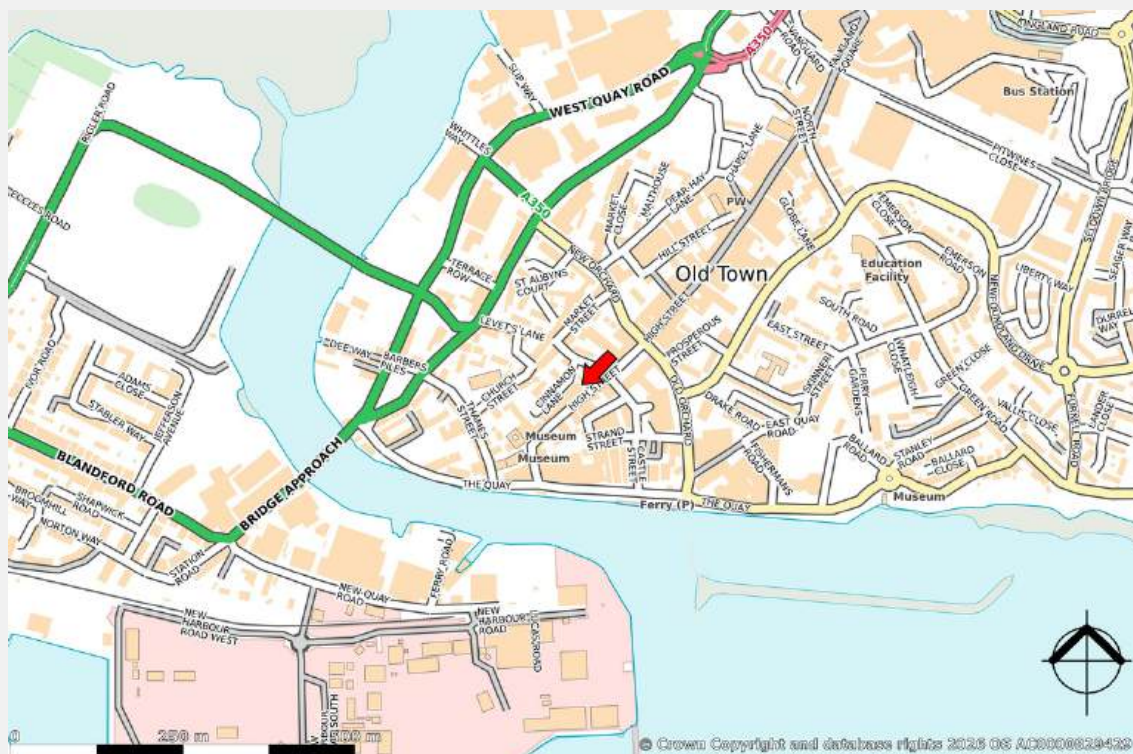
The property comprises an attractive mixed use town centre Grade II Listed three storey building of red brick construction under a terracotta tiled roof arranged as two ground floor retail units with two self-contained two bedroom flats arranged over the first and second floors and a rear two bedroom mews house. The flats and the mews house are accessed from the rear of the property. The property has been extensively refurbished and the redecoration of Flat 2 has now been completed and the flat has been let (see tenancy schedule below).

## 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, almost opposite the junction with Bell Lane. Nearby occupiers include Pizza Express and Slug & Lettuce.



## Accommodation & Tenancies

Address	Floor	Use	Sq M	Sq Ft	Tenant	Tenancy	Rent (£ pa)
24 High Street	Ground	Retail	51.42	553	t/a Maddisons Hairdressers (1)	6 years from 24/10/2022	£13,000
26 High Street	Ground	Retail	31.54	339	t/a The Brow Haus & Co (2)	6 years from 11/04/2024	£10,750
Flat 1	First / Second	Residential	Two bedroom flat		Individual	Monthly periodic tenancy	£12,600
Flat 2	First / Second	Residential	Two bedroom flat		Individual	Periodic tenancy	£13,200
Mews House (Flat 3)	Ground / First (rear)	Residential	Two bedroom mews house		Individual	Monthly periodic tenancy	£10,800
Current Total							£60,350

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

(1) For further information on Maddisons Hairdressers visit their website at [www.maddison-hairdressers.co.uk](http://www.maddison-hairdressers.co.uk)

(2) For further information on The Brow Haus & Co. visit their website at [www.thebrowhausandco.co.uk](http://www.thebrowhausandco.co.uk). There is a mutual rent review clause and option to determine at the end of year 3.



Tenure  
Freehold

EPC Rating  
24 High Street — C  
26 High Street — C  
Flat 1 - C  
Flat 2 — C  
Flat 3 - C

VAT  
Please refer to the legal pack in this regard



24 High Street - Maddisons Hairdressers



26 High Street - The Brow Haus & Co.



Flat 1



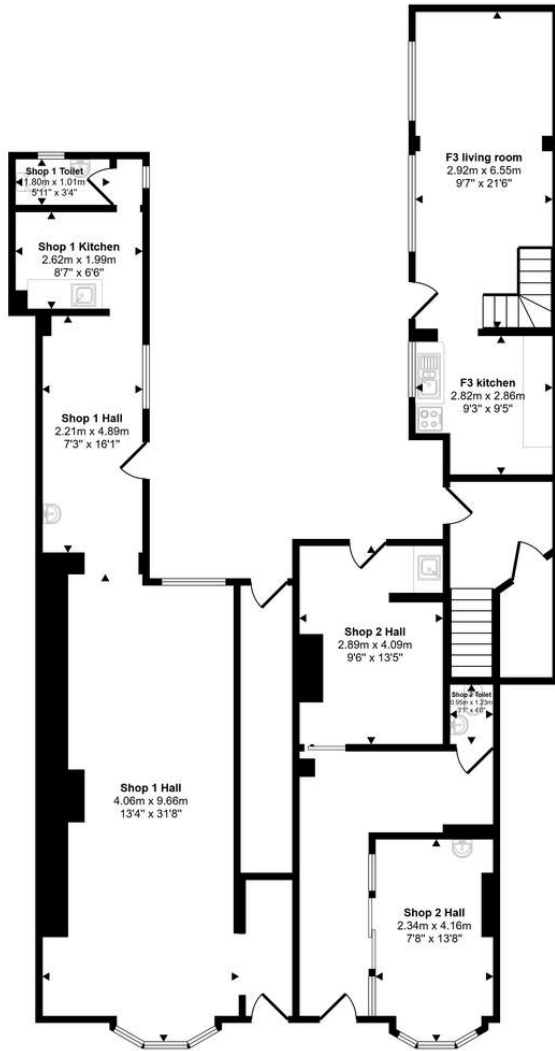
Flat 2



Mews House (Flat 3)

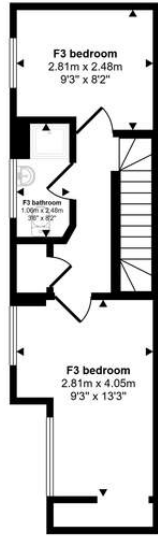


Approx Gross Internal Area  
357 sq m / 3840 sq ft



Ground Floor  
Approx 140 sq m / 1507 sq ft

□ Denotes head height below 1.5m



First Floor  
Approx 28 sq m / 303 sq ft



First Floor  
Approx 95 sq m / 1021 sq ft



Second Floor  
Approx 94 sq m / 1008 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](http://www.swpropertyauctions.co.uk)

**Oliver Childs**

**Tel: 07732 681150**

**Email: [oliver.childs@sw.co.uk](mailto:oliver.childs@sw.co.uk)**



Contact: 020 3002 1234

Website: [www.abcore.co.uk](http://www.abcore.co.uk)

**Robert Neaverson MRICS**

**Tel: 07795 448 480**

**Email: [rneaverson@abcore.co.uk](mailto:rneaverson@abcore.co.uk)**

**Max Streek MRICS**

**Tel: 07934 810 760**

**Email: [mstreek@abcore.co.uk](mailto: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.