



Online Auction

Thursday 7th May 2026

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





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

Guide Price: £775,000

Bidder security deposit: £5,500

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 (one flat & mews house let, one flat vacant due to post let decoration)
- Extensive refurbishment works have been carried out
- Onsite parking for 5 cars
- ERV £60,350.00 per annum



Description

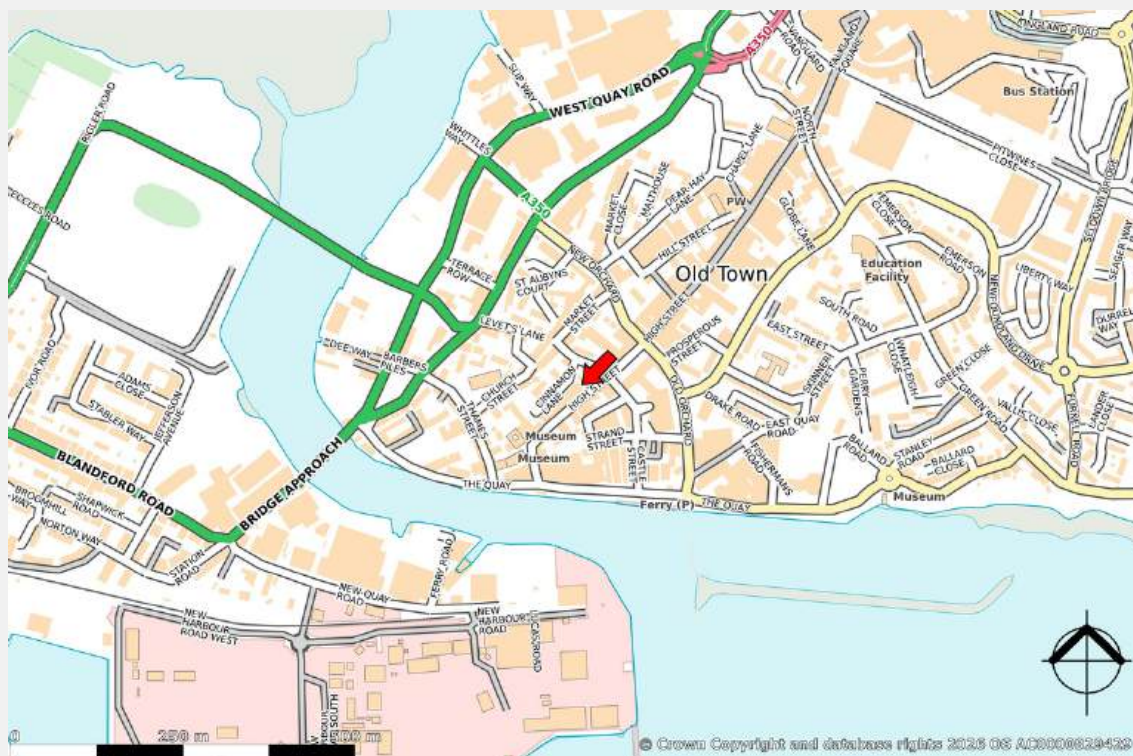
The property comprises an attractive mixed use town centre Grade II Listed three storey building of red brick construction under a terracotta tiled roof arranged as two ground floor retail units with two self-contained two bedroom flats arranged over the first and second floors and a rear two bedroom 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 following a long let is being finished 27th March 2026.

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		The flat was let until early March 2026 at £12,000 p.a. and is currently under refurbishment	Vacant (3)	ERV £13,200
Mews House (Flat 3)	Ground / First (rear)	Residential	Two bedroom mews house		Individual	Monthly periodic tenancy	£10,800
Current Total							£47,150
ERV							£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

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

(3) Flat 2 was previously let until March 2026 for £12,000 per annum. The flat is currently vacant being redecorated after which we anticipate it will re-let swiftly. ERV £13,200 per annum.



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



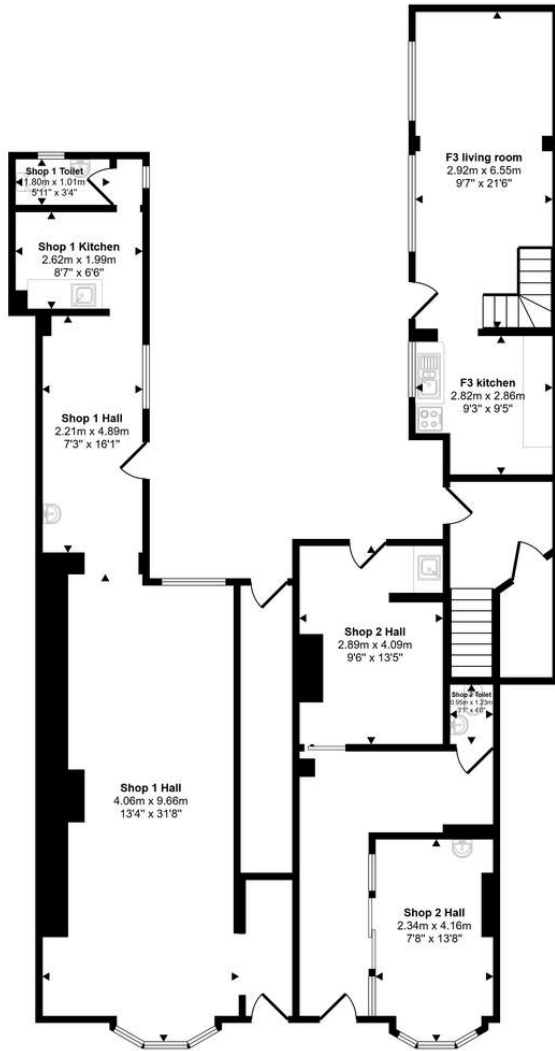
Flat 2



Mews House (Flat 3)

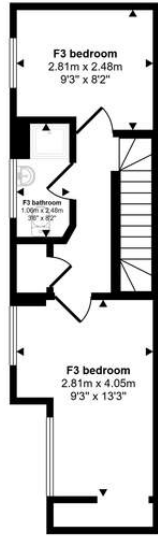


Approx Gross Internal Area
357 sq m / 3840 sq ft



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.



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