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Regulated by RICS

TO LET

GROUND FLOOR SHOP

50' FT (15.24M) Frontage to Poole Quay



**GROUND FLOOR SHOP
THE PIPLER BUILDING
THE QUAY
POOLE BH15 1HF**

CHARTERED SURVEYORS & VALUERS
COMMERCIAL PROPERTY CONSULTANTS

LOCATION

The shop unit and forecourt are situated fronting onto historic Poole Quay adjoining HM Coastguard and Quay House buildings, a short distance from The Customs House Café Bar, Thames Street and the High Street. Blue Line Cruises and Brownsea Island Ferries moor along this section of The Quay and Sunseekers are situated across the channel. Poole Quay is a popular tourist destination with a variety of hotels, pubs, restaurants and bistros along with pottery, gift shops and other retail. Poole Quay Boat Haven and Port of Poole Marinas are a short walk along The Quay.

DESCRIPTION

The shop unit has an external frontage of 52' (15.85m) and a rectangular retail area with adjoining kitchenette/WC, basement and first floor stores.

ACCOMMODATION

The accommodation, with approximate dimensions, is as follows:-

External Frontage		52'	(15.85m)
Retail Area -	Internal width	46'	(14.0m)
	Internal depth (average)	17'	(5.18m)
Retail	776 ft2		(72.11 m2)
Kitchen/Store/WC	154 ft2		(14.31 m2)
Basement Store	120 ft2		(11.18 m2)
First Floor Store	86 ft2		(7.98 m2)

OUTSIDE

Triangular Forecourt 16' (4.87m) max. depth. 808 ft2 (75.06 m2)

PLANNING

The shop unit has previously been used for A1 Retail (boat chandlery) for a long period. Applicants are urged to check with Poole Borough Council as to their proposed use. The property is situated within the Borough of Poole Town Centre Heritage Conservation Area (adopted December 2012). Alterations to the shop front may be restricted and we would urge applicants to check any proposed changes with Poole Borough Council

RATEABLE VALUE

The property is listed on the Valuation Office Agency website with a Rateable Value of £16,500 (April 2010). Interested applicants should make enquiries of the local authority to verify business rates payable and to establish the position in respect of appeals, transitional or small business rate relief.

LEASE

A new full repairing and insuring lease to be granted for a term to be agreed.

RENTAL

£17,500 (Seventeen Thousand, Five Hundred Pounds) per annum exclusive.

EPC

The property has an energy performance rating of Band 'D'. The full Energy Performance Certificate and recommendations report are available on request.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Ingoing tenant to be responsible for the landlord's reasonable fees incurred in the transaction.

VIEWING

STRICTLY by appointment through **JAMES & SONS** – Tel: **01202 673131**,
Fax: 01202 660143.
e-mail: properties@jamesandsons.co.uk



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