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Poole, BH14 0JR

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TO LET

DOUBLE FRONTED LOCK UP SHOP - POOLE
488 SQ FT (45.29 Sq M) APPROX.
1-3 NEW ORCHARD, POOLE, BH15 1LY



LOCATION

The property is situated in a corner position at the junction of Poole High Street and New Orchard, in the lower High Street area of Poole. This area is a semi-pedestrianised location between Poole's historic Old Town and quayside, and contains a mix of retail, office, residential and restaurant/bar occupiers. Nearby national occupiers include Sainsbury's Local, Slug & Lettuce and Lush.

DESCRIPTION

The property comprises a self-contained double fronted ground floor unit, part of an attractive Listed Building. In addition, there is a rear store, kitchen with WC facilities.

ACCOMMODATION

The accommodation, with approximate dimensions is as follows:

Retail Area	488 sq ft (45.29 sq M) approx. net internal
Kitchen/Store	26 sq ft (2.37 sq M) approx. net internal
Store	45 sq ft (4.14 sq M) approx. net internal
Cloakroom/WC	
Maximum Internal Width	11.18 m (approx.)
Maximum Depth	4.76 m (approx.)

- KEY FEATURES**
- Popular and vibrant Poole old town
 - Attractive shop front
 - Good public parking near by
 - Suitable for a variety of uses, including office and retail
 - Listed building
 - EPC Band C

PLANNING

The shop has previously been used as offices and a barbers, Class E - commercial. Interested parties should check with the local planning authority BCP Council.

RATING

The property is listed on the Valuation Office Agency website with a Rateable Value of £11,250 described as “Barbers and premises”. We recommend interested parties make enquiries of the local authority to verify business rates payable and to establish the position in respect of appeals, transitional and small business rates relief (if any).

EPC

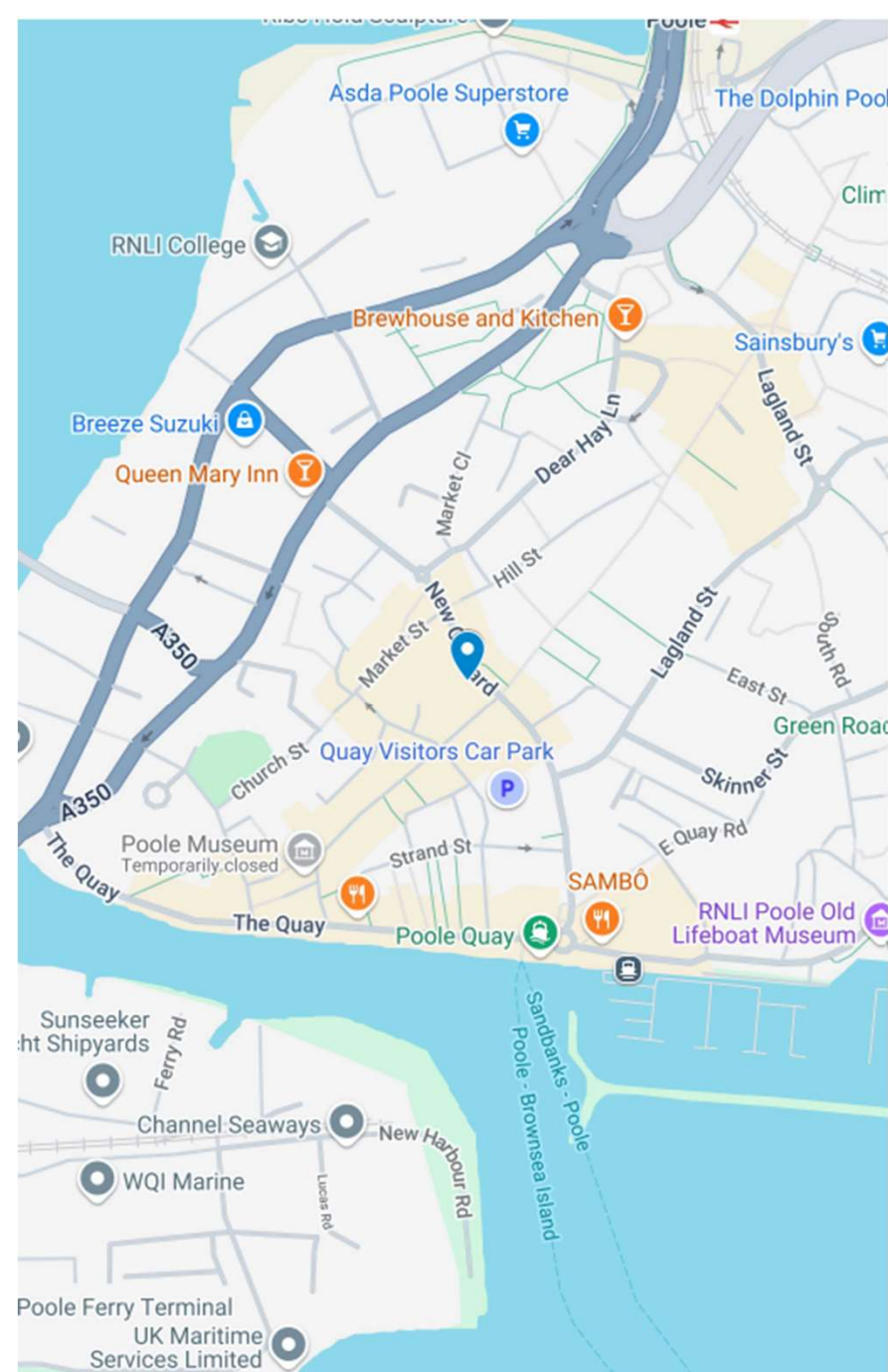
The building is currently assessed with an energy performance rating of Band C. The full Energy Performance Certificate and recommendations report are available on request.

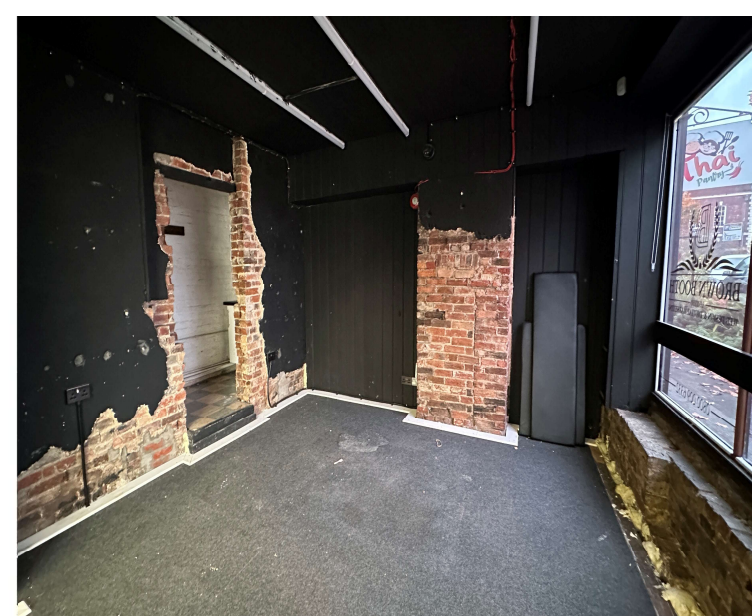
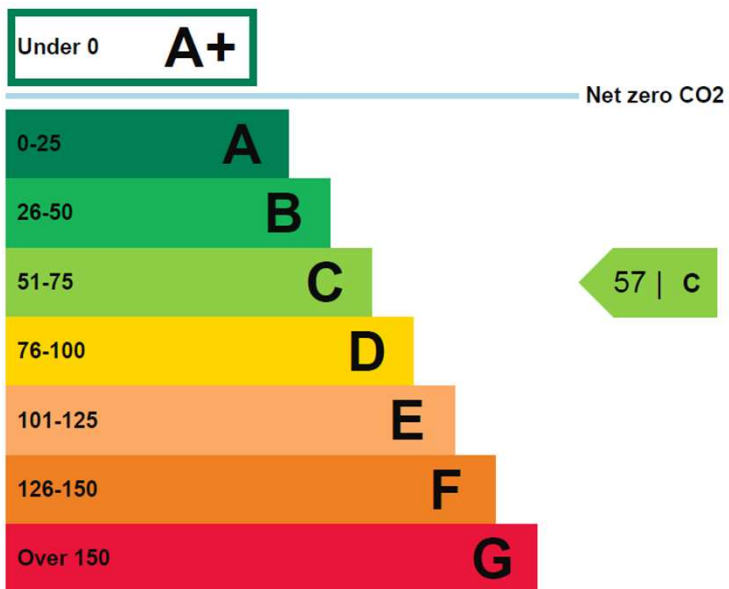
LEASE

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LEGAL COSTS

Each party to pay their own legal fees incurred in the transaction.

FINANCE ACT 1989

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CODE FOR LEASING BUSINESS PREMISES

Applicants looking to lease a business premises through James and Sons are advised of the existence of the RICS Code for leasing business premises. Furthermore, we recommend that all applicants obtain professional advice from an independent RICS member or other property professional.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed Tenant prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed tenant once terms have been agreed.



PEOPLE AND PROPERTY SINCE 1873

VIEWING

STRICTLY by appointment through James & Sons – contact:

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