

Prime⁺ Retail

To Let

POOLE

120/120A High Street

Former Foodstore To Let

Location

The property is located in an excellent position fronting the pedestrianised Poole High Street.

The property sits opposite Taco Bell. Surrounding occupiers include The Works, Mountain Warehouse, Robert Dyas, Peacocks, Nationwide and J D Wetherspoon.

The High Street is a popular link between the town centre and the Quayside to the south which encourages a good pedestrian flow past the property.

An extract from the street plan is attached upon which the property has been highlighted.

Accommodation

The property is arranged over ground, first and second floor, comprising the following approximate net internal floor areas:

Ground Floor	4,192 sq ft	389.45 sq m
First Floor	3,152 sq ft	292.83 sq m
Second Floor	732 sq ft	68 sq m

Rent

£85,000 per annum exclusive.

Lease

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.



Rates

We have been verbally advised that the property is assessed as follows:

Rateable Value	£66,000
UBR (2021/2022)	0.512
Rates Payable	£33,792

Interested parties are advised to make their own enquiries with the Local Authorities.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

An EPC has been commissioned and a copy can be provided upon request.

Viewing

All viewings are strictly by prior appointment.

For further information or arrangements to inspect please contact:

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