sibbett gregory

TO LET

32 Hill Street, Poole, BH15 1NR

HIGH STREET RETAIL UNIT

- Total floor area 119.53 sq m (1,286.64 sq ft)
- Rent: £15,000 per annum
- Close to town centre car parks
- Fronting pedestrianised Poole High Street

32 Hill Street, Poole, BH15 1NR

LOCATION

The property is situated in an excellent position fronting the pedestrianised Poole High Street shopping area.

Nearby operators include Mountain Warehouse, Coffee #1, The Works, CEX, Lloyds Bank and various others. A number of public car parks are located nearby.

DESCRIPTION

The property comprises a ground floor sales area with 2 further office rooms, a kitchen, store room as well as a WC to the rear of the property.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,286	119.47
Total	**1,286**	**119.47**

TENURE

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

RENT

£15,000 per annum exclusive.

The rent is exclusive of service charge, business rates, insurance and VAT.

BUSINESS RATES

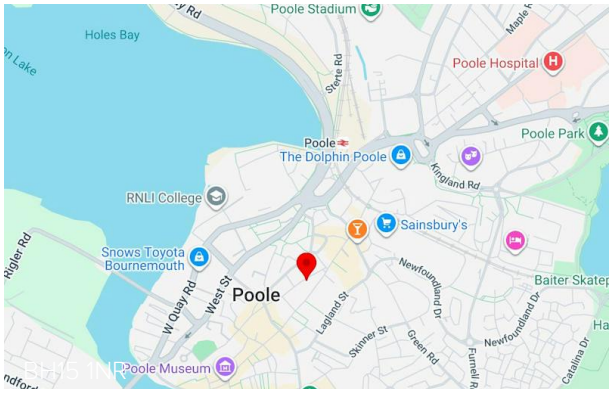
The property has a rateable value of £20,750.

The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

EPC

An EPC has been commissioned and will be available shortly.

A copy of the full EPC & report will be available on request.



SUMMARY

Available Size	1,286 sq ft
Rent	£15,000 per annum
Rateable Value	£20,750
EPC Rating	Upon enquiry

VIEWING & FURTHER INFORMATION

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FINANCE ACT 1989: Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction. IMPORTANT NOTE: At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings. IDENTIFICATION: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering -the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed.
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