



32 Hill Street, Poole, BH15 1NR

HIGH STREET RETAIL UNIT

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

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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

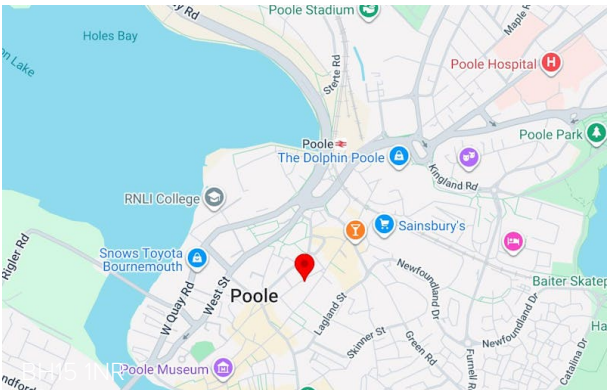
The property has a rateable value of £20,750.

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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