

## TO LET RETAIL / RESTAURANT / OFFICE PREMISES IN POOLE OLD TOWN

Orchard Plaza, Old Orchard, High Street, Poole BH15 1EG



- Potential for A1, A2, A3, A4 & B1 (Office) use
- Adjacent to large public car park
- Provision for external seating area
- 122.53 m<sup>2</sup> (1,319 ft<sup>2</sup>)
- Prominent position in Poole Old Town close to Poole Quay.

## LOCATION

The property is located in Old Orchard fronting the High Street within Poole Old Town. The property is close to Poole Quay and adjacent to a 550 space car park that serves the tourist trade throughout the year.

Old Orchard incorporates a number of restaurant and leisure uses. Nearby occupiers include **The Slug & Lettuce**, **Pizza Express**, **Sainsbury's Local**, **Lush** and **Alcatraz restaurant**.

## DESCRIPTION

The premises are arranged at ground floor level within Orchard Plaza, a new development of commercial units and residential apartments.

The unit is provided in a standard developers shell specification with capped off services. A rent free period is potentially available to assist with the cost of fitting out (subject to status).

Approximate floor areas are as follows:

122.53 m<sup>2</sup> (1,319 ft<sup>2</sup>)

We understand there is consent for the provision of rear servicing.

## TENURE

The premises are available by way of a new Full Repairing & Insuring lease for a term to be agreed.

Alternatively, offers may be considered for the 125 year long leasehold interest.

## RENT

£20,000 per annum exclusive of VAT, service charge and business rates.

## PLANNING

The property has the benefit of a Planning Consent for uses falling within Use Classes A1, A2, A3, A4 and B1 (Office) of the Town & County Planning (Use Classes) Order 1987



## BUSINESS RATES

The premises are yet to be assessed for rating purposes.

## ENERGY PERFORMANCE

The property has a rating of C-(55).

A copy of the full report is available on request.

## LEGAL COSTS

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

## VIEWING

Strictly by appointment with the Sole Agent, Sibbett Gregory.

Contact: Alastair Knott - 01202 661177

[alastair@sibbettgregory.com](mailto:alastair@sibbettgregory.com)

## 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.





Sibbett Gregory Wright  
and Coles Ltd  
3/2/2012

