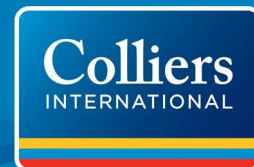


SHOP UNIT TO LET

Poole – Unit 31 The Dolphin Centre, BH15 1TB



> Prime shopping centre

> Adjacent to Clarks

> High footfall location

> Full internal scheme
refurbishment completing
2018

LOCATION

The unit is located in the Dolphin Shopping Centre and is in close proximity to Beales, Clarks and Starbucks.

The Dolphin Shopping Centre is situated in the heart of Poole town centre providing in excess of 600,000 sq ft of retailing in over 150 shops. There is an adjacent multi-storey car park offering 1,500 spaces and the centre attracts more than 11 million visitors per year from a catchment in excess of 890,000.

ACCOMMODATION

The premises are arranged over the ground and first floors only providing the following approximate net internal floor areas:

Ground Floor Sales	1,107 sq ft	102.84 sq m
Mezzanine	523 sq ft	48.6 sq m

TENURE

The unit is available by way of a new lease for a term to be agreed at a rental of £72,500 per annum exclusive of service charge, insurance and VAT on an effectively full repairing and insuring basis.

SERVICE CHARGE

The annual service charge budget for 2017/18 is £26,261.

RATES

We have been advised by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£51,500
UBR (2018/19)	49.3p
Rates Payable	£25,390

Transitional phasing may apply. Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

COSTS

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

EPC RATING

An Energy Performance Certificate for the property is available on request.

CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

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Jessica.short@colliers.com

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+44 20 7478 4950

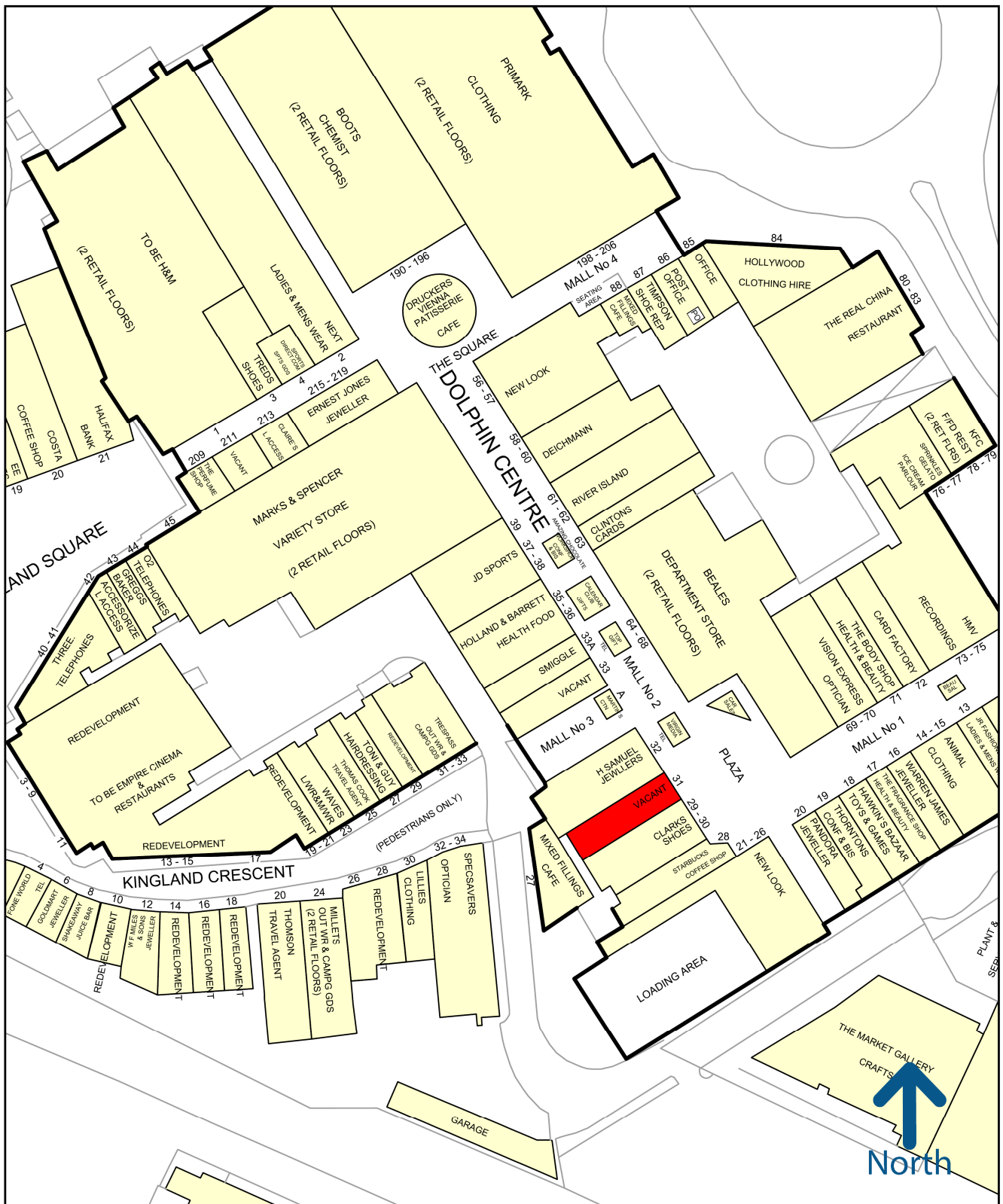
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Poole – Unit 31 The Dolphin Centre, BH15 1TB



Poole



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