



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

12-14 HIGH STREET POOLE DORSET BH15 1BP



INVESTMENT FOR SALE

- Two commercial shops on ground floor
- Six Office suites above
- Grade II listed building
- Fully Let - Total annual rent £56,500

£750,000
FREEHOLD

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

The premises are situated in the busy high street location where there are numerous independent eateries catering for the locals and holiday makers alike. The premises are only a short walking distance from Poole Quay with its many attractions, public houses and restaurants. The premises are set within a listed building.

ACCOMMODATION

12 High Street - Total Area: 69.9m2 (752.40sq.ft.)	
14 High Street - Total Area: 66.2m2 (712.58sq.ft.)	
Office 1-2 Total Area: 705 sq.ft. (65.49 sq.m)	
Office 3 Total Area: 361 sq.ft. (33.53 sq.m.)	
Office 4 Total Area: 135.57 sq.ft. (12.6 sq.m.)	
Office 5 Total Area: 182.38 sq.ft. (16.95 sq.m.)	

EPC RATING

12 High Street	B
14 High Street	B
Office 1-2	C
Office 3	B
Office 4	D
Office 5	E

PLANNING

Long established Class A3 Restaurant use on the ground floor and long established B1 Office use on the upper floors. This property now falls within Class E Commercial Businesses and Services, which include A1 retail, A2 office, A3 Catering, B1 Light Industrial, Indoor sports and Medical use, crèche/day nursery.

RATEABLE VALUE

12 High Street, Poole	£13,750
14 High Street, Poole	£8,900

Office 1-3, Poole	£11,750
Office 4, Poole	£1,850
Office 5, Poole	£2,250

TENURE

- No. 12 let for a term of 5 years from 1st May 2021 at a rental of £15,000 p.a.
- No. 14 let to Lytchett Bay Foods Ltd for a term of 5 years from 9th October 2025 at a rental of £14,000.
- Suite 1, 2 & 4 let to Ocean Hare Ltd for a term of 1 year from March 2025 at a rental of £8,000 p.a.
- Suite 3 let to Brit-Pax Limited for a term of 1 year from March 2025 at a rental of £6,000 p.a.
- Suite 5 let to Elle Bussey for a terms of 6 years from October 2023 at a rental of £4,000 p.a.
- Suite 6 let to Edwards Covell Planning for a term of 3 years from November 2016 at a rental of £9,500 p.a.

PRICE - £750,000

LEGAL FEES

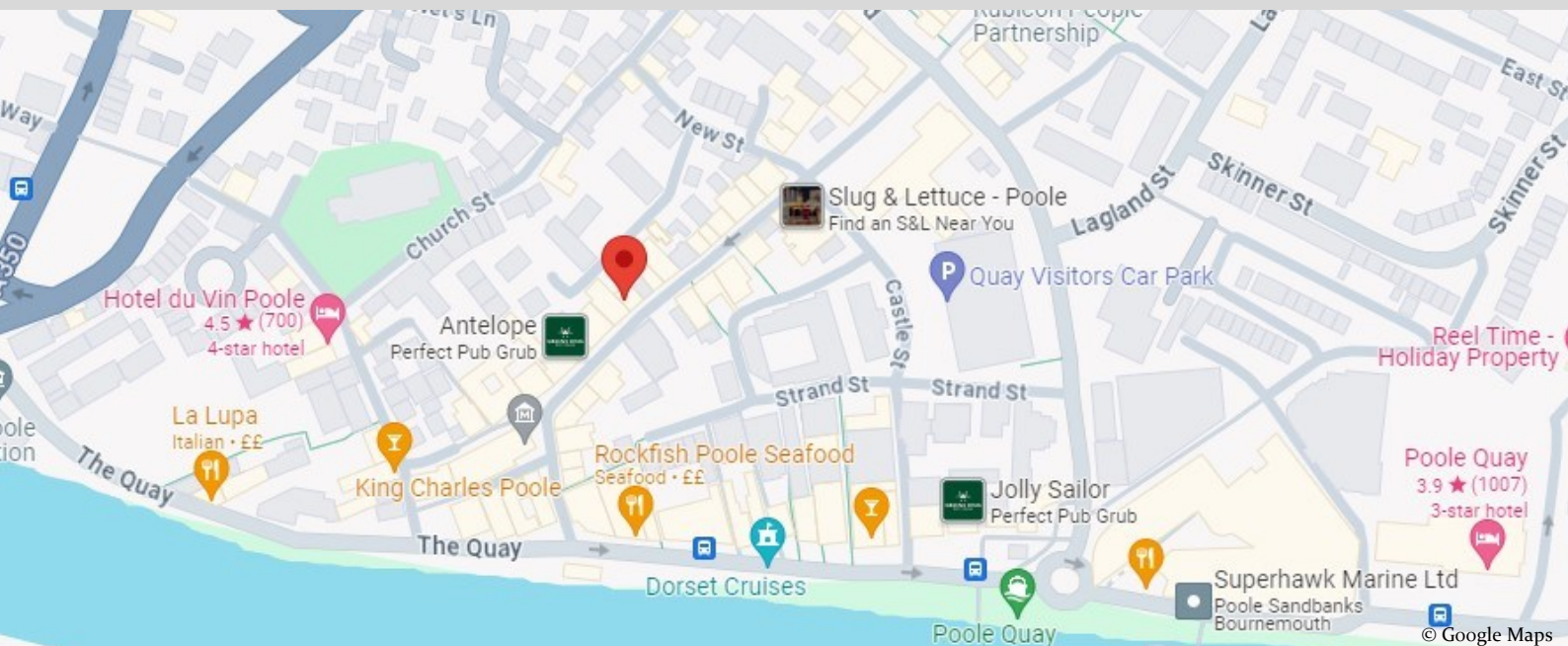
The purchaser will be responsible for their own legal fees.

VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

Tel: 01202 551821

Website: www.ellis-partners.co.uk



MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.