

TO LET

Grade II Listed Office Building

at

12 Market Street
Poole
BH15 1NF

- ◆ Sought after location in 'Old Town' Poole
- ◆ Whole property
- ◆ Office – 862 sq ft (80.1 sq m)
Basement – 344 sq ft (32 sq m)
- ◆ Period building with many features
- ◆ Viewing highly recommended
- ◆ One car space
- ◆ New lease
- ◆ Rent £15,500 per annum exclusive
- ◆ No rates (subject to status)



LOCATION

This most attractive period property is situated in the very heart of Old Town Poole opposite The Guildhall Tavern, a renowned pub and eatery and within a short walking distance of the High Street and Poole Quay. The Dolphin Shopping Centre, railway station and bus terminus are also within easy walking distance and there is additional car parking nearby in Local Authority car parks.

Market Street comprises a good mix of commercial and residential uses including houses, public house, restaurant and The Guildhall.

Bournemouth Town Centre is situated approximately 6 miles away.

ACCOMMODATION

The property was an original Georgian terraced town house that has been converted to office use.

The property is Grade II Listed and is located within a Conservation Area.

The building is arranged on basement, ground and first floors with an additional loft room with ground and first floor open plan offices and basement storage.

Specification includes: -

- * LED panel lighting
- * Quality carpets
- * Electric hot water heating system
- * Log burners



- * Ample phone points
- * Cat 5 cabling
- * Kitchen and cloakroom

Ground Floor

Office - 467 sq ft
Kitchen – 26 sq ft
Cloakroom/WC

First Floor

Office – 368 sq ft

Basement – 344 sq ft

Outside

The property enjoys the right to park one vehicle in tandem with the adjacent property, accessed off Levets Lane.

Outdoor patio / garden area
Log store

SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

LEASE

The premises are offered by way of a new full repairing and insuring lease, terms to be agreed at a commencing rent of **£15,500** per annum exclusive.



ENERGY PERFORMANCE CERTIFICATE

Assessment E (116)

The full EPC and recommendations report are available on request.

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

BUSINESS RATES (source: www.voa.gov.uk)

Rateable Value - £7,300

Small Business Rates Relief may apply (subject to status)

VIEWING AND FURTHER INFORMATION

Strictly by appointment



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CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.