

# TO LET - HIGHLY PROMINENT QUAYSIDE COMMERCIAL UNIT

15 THE QUAY | POOLE | DORSET | BH15 1HS



**sibbett  
gregory**



- Prime position fronting Poole's Historic Quayside
- Approximately 131 sq m (1,417 sq ft)
- Newly formed unit adjacent to new Loungers Cafe Bar (Bruno Lounge)
- Suitable for retail Class E(a) or, restaurant Class E(b) uses



## LOCATION

The property is situated in a prominent position fronting Poole's historic Quayside. The Quay forms part of Poole's Old Town and is a popular tourist destination with a range of attractions including Poole Museum and various restaurants, cafés, pubs and shops. As well as providing access to the water, the quayside offers stunning views over Brownsea Island and Poole Harbour.

A range of operators are located nearby including a number of high quality independent retailers, historic public houses and various casual dining operators such as **Bruno Lounge, Rockfish, Pi Pizza, St Tropez Lounge & The Custom House**. The newly refurbished Hall & Woodhouse public house – **The Quay** is also located nearby as well as **Hotel Du Vin & The Guildhall Tavern**.

## DESCRIPTION

The property comprises a ground floor unit which has been created out of a subdivision of an existing larger unit. The remaining part of the unit is occupied by a new Loungers Café/Bar – Bruno Lounge. The demised accommodation is split into two sections, separated by a common service corridor. The front section benefits from the main frontage on to Poole Quay, whilst the rear section could be utilised as ancillary space for either kitchen, storage, office or staff amenity facilities.

Approximate floor areas are as follows:

Accommodation	Sq M	Sq Ft
Front Section	84.75	912
Rear Section	47.0	505.90
<b>TOTAL</b>	<b>131.75</b>	<b>1,417.90</b>

The unit is provided in shell specification, but includes capped off services and a part timber/part glazed shop frontage. External seating is potentially available via a pavement licence from the local authority.



## TENURE

The property is available by way of a new effective full repairing and insuring sub-lease.

## RENT

£30,000 per annum.

Rent is exclusive of business rates, insurance, service charge and VAT.

## BUSINESS RATES

The property is to be assessed for Business Rates.

## EPC

The property has a rating of B-36.

## VIEWING

Strictly by appointment with the sole agents, Sibbett Gregory:



**Alastair Knott**

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### 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.

### IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance

