



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## **UNIT B2 LIFE BOAT QUAY (Subway Sandwiches) HOLES BAY ROAD POOLE DORSET BH15 1AE**



### **Lock Up Shop TO LET**

- Prominent location within Travelodge development and adjoining Costa
- Gross floor area: 1,506 sq.ft. (140 sq.m.)
- Shared use of car park with 84 spaces available

**Private and confidential. Staff unaware**

**Assignment of lease  
Passing rental of  
£33,750 p.a. (plus VAT)**

**Arrange a viewing today**

**01202 551821**

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

## **SITUATION AND DESCRIPTION**

The property is located in a prominent location within Poole Town Centre adjoining the Asda Superstore and overlooking the Holes Bay Road.

The property comprises a purpose built Travelodge hotel with gymnasium on the top floor. The ground floor includes the subject premises and a Costa Coffee outlet. We understand that Unit A is being fitted out as a doctors surgery.

The subject premises comprises a ground floor shop that is fully fitted out and trading as Subway Sandwiches.

## **ACCOMMODATION**

Width (front) 40'06" (12.34m)  
Depth 64'00" (19.51m)  
Gross Floor Area 1,506 sq.ft. (140 sq.m.) Approx  
Currently fitted out as a Subway Sandwiches outlet  
Front and Rear access into the unit

## **Outside**

Customer car parking for 84 vehicles that is used on a first come first served basis

**RATEABLE VALUE** - £21,750

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

## **TENURE**

The premises are held by way of a 15 year lease from 18th August 2016. The tenant has an internal repairing lease and a service charge obligation to contribute towards the maintenance and up keep of the communal elements of the building. The lease is subject to RPI rent increases on the 5<sup>th</sup> and 10<sup>th</sup> anniversaries. The lease includes a tenant only break clause at the 10<sup>th</sup> anniversary. Passing rental is £33,750 p.a. plus VAT

The building is elected for VAT

## **PLANNING**

We are advised that the premises have A1 retail use.

Alternative uses would be considered subject to landlords consent and any necessary planning consents

**EPC Rating** TBC

## **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](http://www.ellis-partners.co.uk)**



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