

Retail – Shop to Let Details

Gerrard Matthews
Chartered Surveyor

18 Towngate Shopping Centre Falkland Square Poole, Dorset BH15 1ER

- Available Spring 2021
- Prime Pitch adjacent to Dolphin Centre entrance
- Prominent Position
- 2430 sq ft ground floor sales
- 2037 sq ft first floor ancillary/sales
- Area to front of shop within demise (See plan)

Accommodation

The approximate dimension and floor areas are as follows:

Gross frontage	8.54 m	28'0"
Net internal width	8.38 m	27'6"
Shop & Built depth	31.5 m	103'4"
Ground floor Sales	226 sq m	2430 sq ft
First Floor Ancillary	189 sq m	2037 sq ft

VAT

VAT is applicable to this property

Tenure

Leasehold

Rent

On application

Plans

Available on request



Location

Prime Pedestrianised location just outside the entrance to the Dolphin Shopping Centre

Description

The property comprises a ground floor sales with Ancillary on first along with parking for 4 cars and yard to rear. Area to front of property within ownership that can accommodate seating/goods

Rateable Value (April 2017)

£57,000 however will be reduced if first floor retail removed

Repairs and Insurance

Full Repairing and Insuring



Further information or viewing

Please contact:- Gerrard Matthews

Higher Sandford Farm, Sandford Orcas

Sherborne, Dorset DT9 4RP

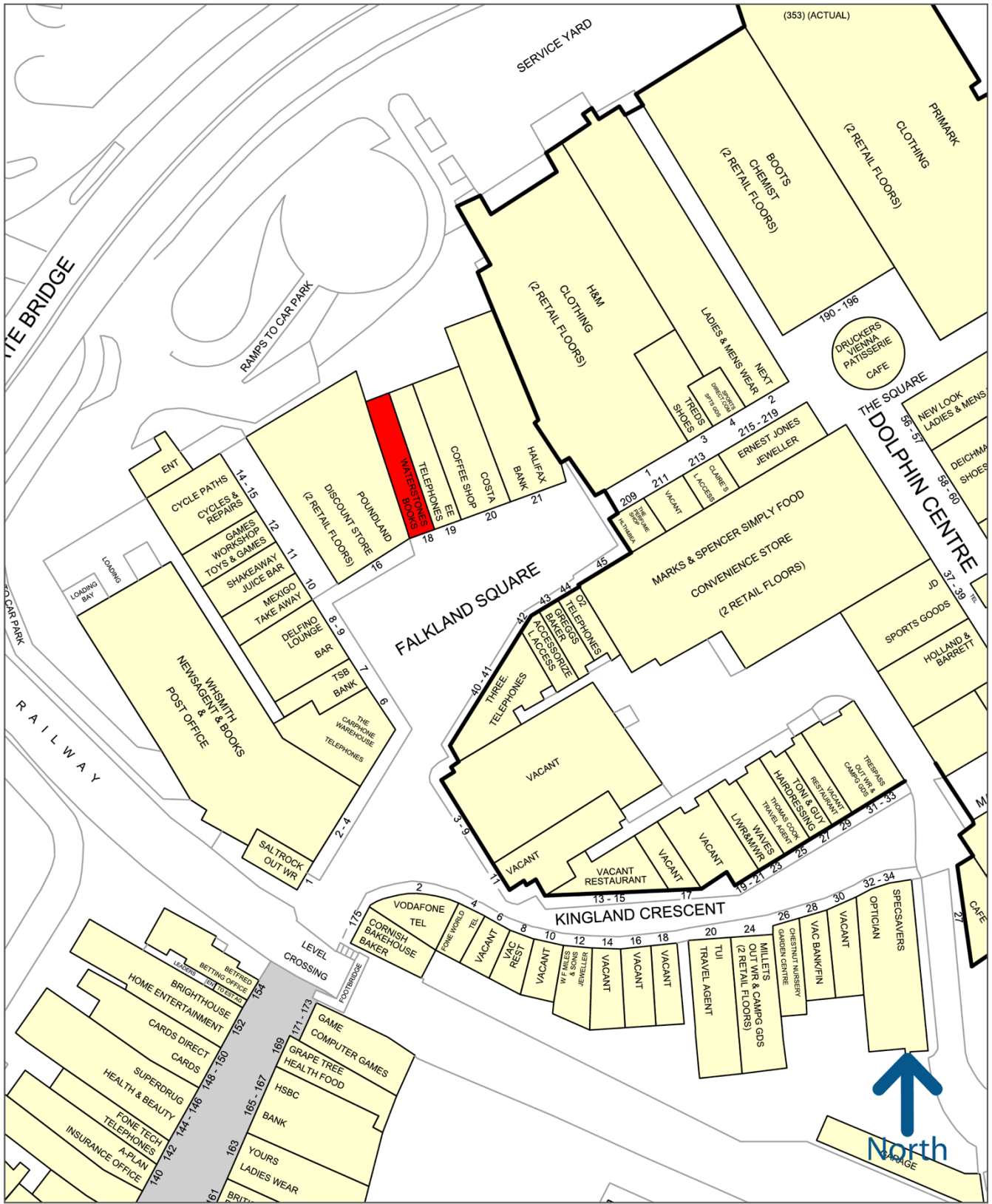
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Notice (November 2020)

Gerrard Matthews for himself and for the vendors of this property whose agent he is gives notice that:-

- The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in faith and are believed to be correct but any intending purchaser should not rely upon them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them
- No person in the employment of Gerrard Matthews has authority to make or give representation or warranty whatsoever in relation to this property



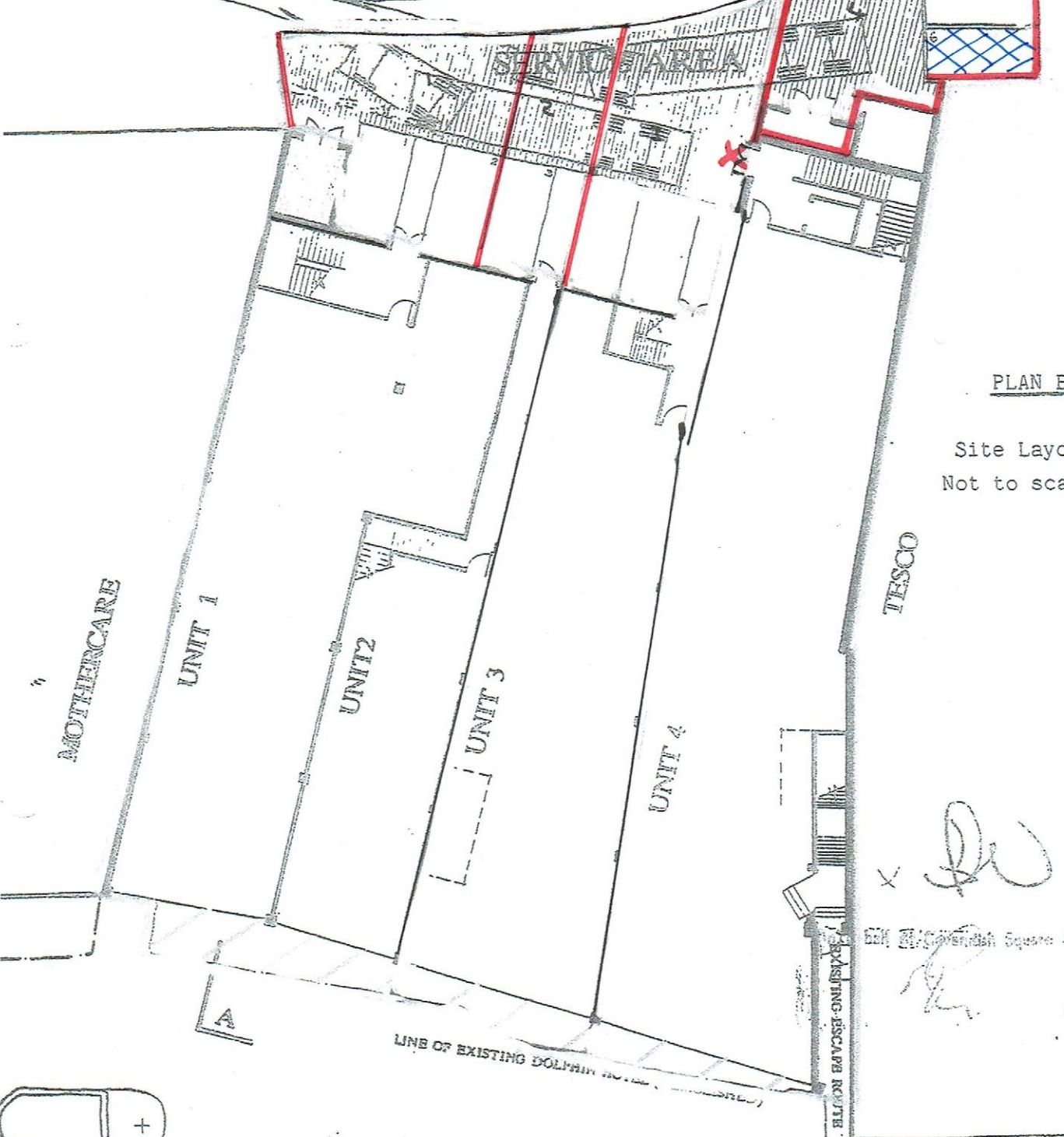
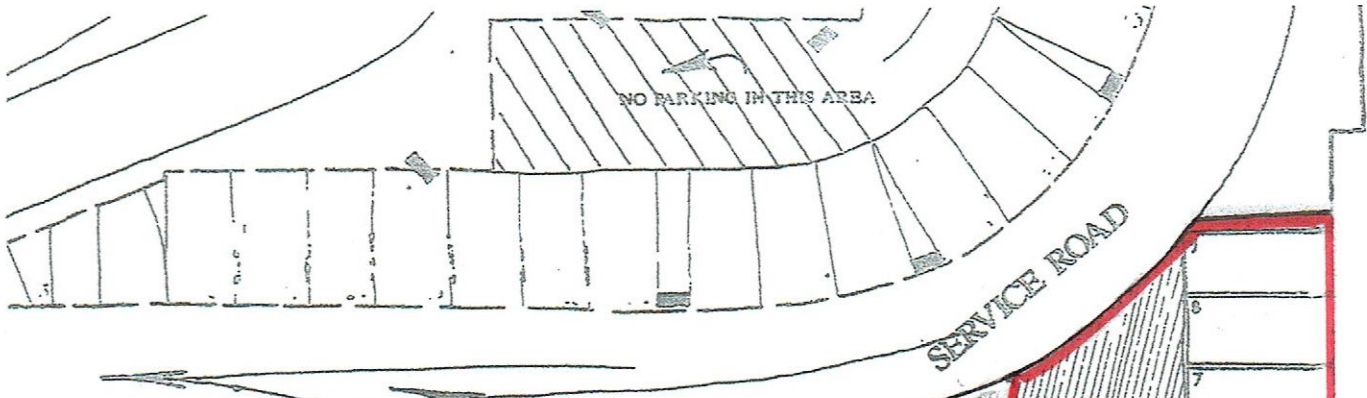
50 metres

Experian Goad Plan Created: 17/11/2020
Created By: Matthews Properties Ltd



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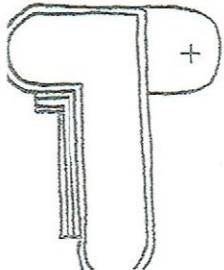
PLAN B

Site Layout
Not to scale

TESCO

[Handwritten signature]

Bill [unclear] Goverdish Square Secretariat
at Secretary
In Office and
authorized to sign



FALKLAND SQUARE
PEDESTRIAN SQUARE

DOLPHIN CENTRE
ENTRANCE

LINE OF EXISTING DOLPHIN CENTRE

EXISTING ESCAPE ROUTE