

# TO LET EXCITING RETAIL OPPORTUNITY



High Street North, Poole, Dorset, BH15 1DY

ESPRIT

RETAIL  
UNIT  
TO LET



- 2,153 sq ft (200 sq m)
- New Full Repairing and Insuring Lease
- A1/A3 Retail
- Forms part of a retirement living development of 50 apartments

For more information, please contact:

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# LOCATION

**TOWN CENTRE  
LOCATION**



**220,000\***

Weekly local footfall (approx)

**150,109<sup>†</sup>**

Poole population stats (2014)

**1,400**

Local undercover parking spaces  
operated by Poole Borough Council



**2,153** SQ FT (200 SQ M)

Total square footage available (approx)

Barclays Bank on the doorstep – employing over

**900** STAFF



  Excellent road & rail  
communications with  
links to **Southampton**  
and **London Waterloo**

**12 MILES**

Bournemouth Airport



**The premises have been redesigned and expertly refurbished to provide A1/A3 retail space underneath retirement apartments.**

The majority of the development houses 50 retirement apartments with retail units on the ground floor. Vision House (6,000 sq ft new build offices) to rear of Esprit is occupied by a regional recruitment business.

The retail premises are well placed to serve the main business area of High Street North & Parkstone Road and Poole Hospital.

The retail unit forms a critical part of the overall offering to the residents. Platinum Skies are looking for a tenant who will provide complementary services to what will be offered in Unit 1 (a high class bistro), relevant for both an older demographic and local passing trade.

\* Figures from The Dolphin Centre Website

† Figures from Poole Borough Council



# LOCATION



**Poole is located within the county of Dorset and together with Bournemouth and Christchurch forms the largest conurbation on the south coast.**

Poole benefits from a diverse local economy with Sunseeker International, The RNLI, Lush, Animal Clothing and Merlin Entertainment all having their UK headquarters in the town. Other companies employing large workforces in the area include: Barclays, Kerry Foods, American Express, Siemens and BP.

Esprit occupies a prime town centre site with a prominent frontage to High Street North, just off the main George Roundabout.

The development is in close proximity to Poole Hospital, as well as the Dolphin Shopping Centre, Bus and Train Stations, Lighthouse Arts Centre and City Centre amenities.



# SPECIFICATION

## UNIT 2 2,153 SQ FT (200 SQ M)

Retail – 1,615 sq ft (150 sq m)  
Ancillary & WC – 538 sq ft (50 sq m)

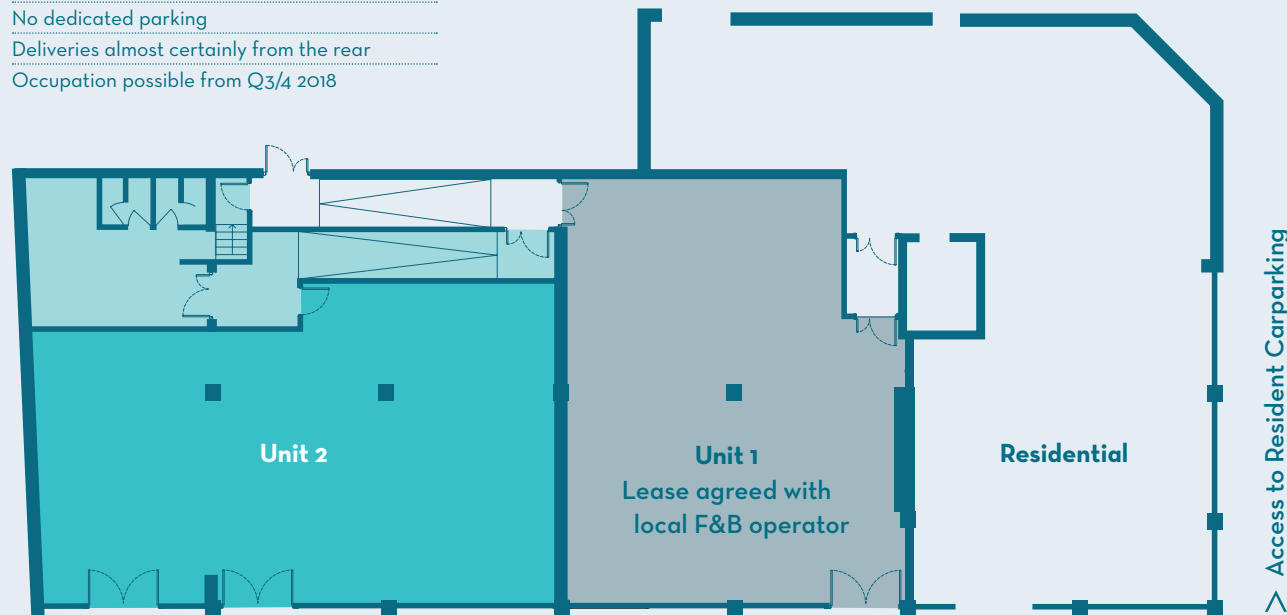
Not to Scale. For identification purposes only.

Front door positions can be changed easily

No dedicated parking

Deliveries almost certainly from the rear

Occupation possible from Q3/4 2018



### IMPORTANT NOTE

These property particulars are intended as general guidance for prospective lessees or purchasers. They do not constitute all or any part of an offer or contract. Platinum Skies, either for themselves or as agents on behalf of the lessor or vendor give no warranty as to the accuracy of any of the information contained herein. All descriptions, measurements, references to condition and statements as to planning use and permissions or other matter contained in these particulars are given in good faith and are believed to be correct but their accuracy is not guaranteed and should not be relied upon as fact without independent verification. No person in the employment of Platinum Skies has any authority to make any representations or warranty (verbal or otherwise) in respect of this property and any intending lessee(s) or purchaser(s) should make their own independent enquiry and investigations and inspections to verify the accuracy or otherwise of any information. At no time has any structural or other survey been carried out and no services or appliances have been tested. Interested parties should satisfy themselves as to the structural integrity of the property and the condition and working order of all services, appliances, fixtures and fittings. Version 230517

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### OCCUPIERS

The retail premises will be of a shell standard ready for occupier's specific requirements.

### TENURE

A new full repairing and insuring lease is available, for a term of years to be agreed.

### RENT

£25,000 per annum exclusive of VAT, Business Rates & Service Charge where applicable.

### LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction. Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser prior to instructing solicitors.

### EPC

To be confirmed.

### FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

### VIEWING

Arrange to view through:

### Savills

2 Charlotte Place,  
Southampton SO14 OTB

t: +44 (0) 23 8071 3986

w: [www.savills.co.uk](http://www.savills.co.uk)

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**savills**