

01202 683444

Orchard Plaza, 41 High Street
Poole, Dorset, BH15 1EG

www.quayliving.co.uk



Yeatmans Old Mill, The Quay, Poole

Poole, BH15 1HA

£2,500 Per Month



- Prominent Poole Quay Location
- Recently Refurbished
- Suitable for a Range of Uses
- Parking Available
- Available Now
- Open-Plan Commercial Space
- Gas Central Heating
- EPC B



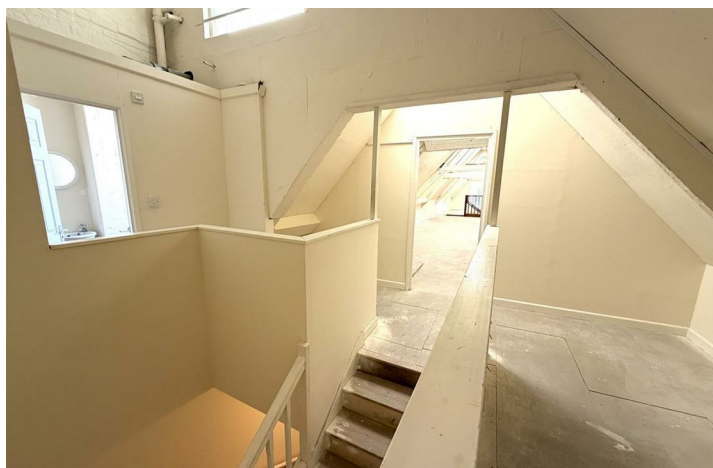
Prominently located on bustling Poole Quay, with an extensive, and highly visible return frontage to St Clement's Lane, this characterful former yacht chandler is now available to let for a range of potential uses, including retail, office, and restaurant. The property lies immediately adjacent to a public car park.

Comprising 210sq m of predominantly open-plan floorspace, with a 7m gross frontage and 5.5m internal width, the ground floor has a generous ceiling height and high-level windows to the side elevation. Front-of-house and rear staircases rise to the first floor mezzanine, with character beams and sloping ceilings, with peripheral areas of restricted headroom. First floor office with water views over Poole Quay.


To the ground floor rear is a small kitchenette, back-of-house delivery/storage area with double doors out to St Clement's Lane, and a DDA-compliant WC. At first floor rear are separate male and female WCs. Gas central heating with replacement boiler and wall-mounted radiators.

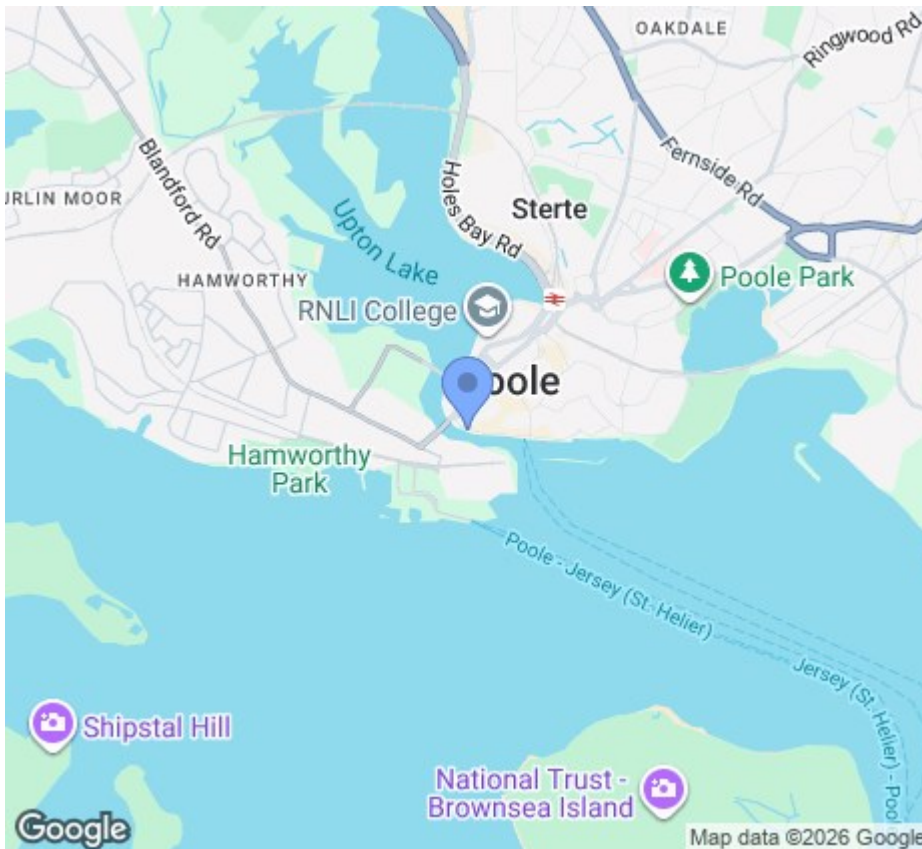
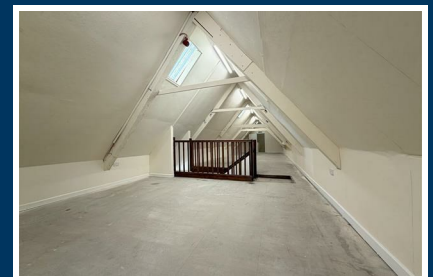
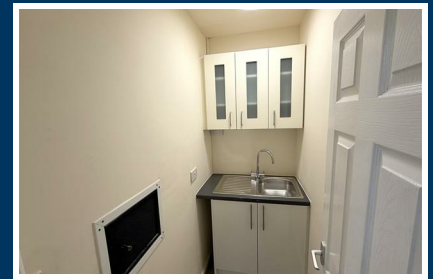
The property is now offered by way of a new, effectively Full Repairing and Insuring lease, seeking rental offers in the region of £30,000pa (£13.25psf), subject to contract, for a term to be agreed. Rateable Value - Applied for.

Each party to be responsible for their own legal costs. All enquiries to Duncan at Quay Commercial.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.



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