

**FOR SALE**  
**£230,000**

**111 High Street**  
**Poole BH15 1AN**

**VANDERWALD**

We are pleased to bring to market this excellent high-street mixed-use investment. The property is being offered on freehold and consists of two flats sold off on long leases (29/10/2106) and a commercial unit on ground floor.

The ground floor spans 130 sqm, and is let to Cats Protection at £19,000 p.a. on a 10 year lease from February 14, 2018.

The property is located on the pedestrian high street, a stone's throw from Poole harbour and in the heart of Poole Town Centre. Poole high street is undergoing a council led regeneration.

Occupiers nearby include boutiques, pubs, restaurants and national retailers and supermarkets.

#### PROPERTY SUMMARY :

- Freehold
- Mixed-use
- Desirable location
- A+ Covenant
- High yield



#### Location:

Poole is an attractive and prosperous town in Dorset, located 5 miles west of Bournemouth and 35 miles south of Southampton.



Vanderwald Estates have represented the information here based on information provided by the vendor. All potential buyers should only rely on their own due diligence and inspections.

Vanderwald Estates Ltd  
[vanderwald.co.uk](http://vanderwald.co.uk)  
[info@vanderwald.co.uk](mailto:info@vanderwald.co.uk)  
020 8157 7450