



A SUBSTANTIAL FREEHOLD BUILDING, CURRENTLY SERVED AS A MEDICAL AND DENTAL PRACTICE WITH DEVELOPMENT POTENTIAL STPP



Kent House, Silver Street, Lyme Regis, Dorset DT7 3HT
Guide Price £650,000

- Freehold Property
- Currently Served as a Medical and Dental Practice
- Development Potential STPP
- Parking Areas
- Views from First and Second Floors
- Easy Walking Distance of Town Centre and Seafront
- No Onward Chain

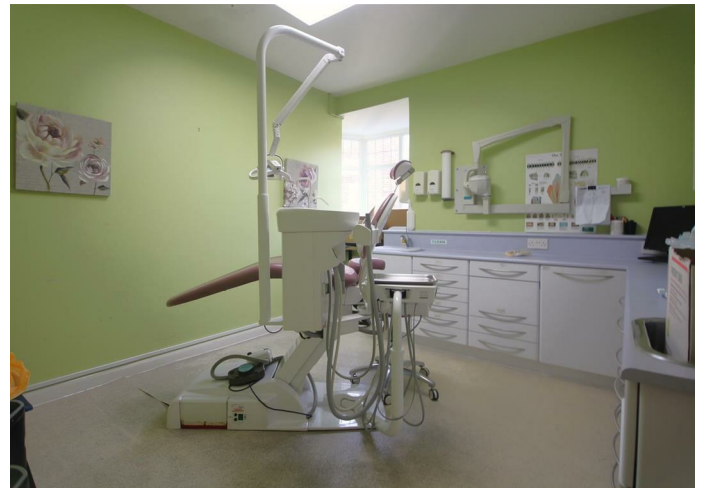
Kent House is an imposing period property, thought to have been built in the early 1800's as a gentleman's residence and at one time owned by the Provost of Oriel College, Oxford. The main walls are in rendered stonework beneath a slated roof with a cavity blockwork extension to the rear.

The building is currently utilised as a medical and dental practice, established for around 15 years, and represents an opportunity for potential conversion and development subject to the necessary planning consents being obtained. It is a blank canvass and could potentially be suitable for a number of different schemes depending on preference, or in returning the property to a larger residential dwelling.

The property is particularly well situated on the edge of the town centre, fronting one of the principal approaches from the A35 coast road, and within easy walking distance of the town centre shops, seafront, beach and public gardens.

Lyme Regis is a picturesque coastal town noted for its many character buildings, centuries old Cobb Harbour and unspoilt surrounding countryside. The town centre provides good shopping facilities for day to day needs and the larger centres of Taunton and Exeter are both about 28 miles away. There is a main line railway station at Axminster (6 miles inland). In Lyme Regis there is also a sailing club, bowls, golf course, theatre and numerous local societies.

The town is situated on the beautiful and unspoilt Devon and Dorset 'Jurassic Coast' awarded World Heritage Site status by UNESCO in December 2001.



The Property Comprises:

Pedestrian access from parking area to front entrance doors leading to:

GROUND FLOOR

Reception Area

37'7" x 141 (11.46m x 4.27m)

With double glazed windows, uPVC doors and further uPVC door to side. 2 Radiators. Wood laminate flooring. Door to:

WC

With obscured double glazed window and sink.

Multi-pane door from reception area to:

Staff Area

14'9" x 4'3" (4.19m x 1.30m)

Carpeted, fitted wall and base cupboards, fitted desks.

Consulting Room 1

16'10" x 14' (5.13m x 4.27m)

With bay window, kitchenette area, radiator, recessed alcove.

Consulting Room 2

15'6" x 13'11" (4.72m x 4.24m)

With vinyl flooring, bay window and further double glazed windows to side, kitchenette area, radiator.

Consulting Room 3

13'6" x 10'5" (4.11m x 3.18m)

With obscured double glazed window, radiator, fitted base unit and sink area.

Staff Room 1

9'7" x 9'3" (2.92m x 2.82m)

Carpeted, fitted base unit. Door to:

Boiler Room

13'11" x 9' (4.24m x 2.74m)

With obscured double glazed uPVC door to outside, base unit with inset sink, cupboard housing fuse boards and boiler. Door to:

WC

With obscured double glazed window and sink.

Further door from boiler room to:

Consulting Room 4

19'6" x 8'4" (5.94m x 2.54m)

With double glazed obscured windows to side and skylight, wall and base units with inset double bowl sink and drainer.

Obscured double glazed uPVC door to outside. Door to reception area.

uPVC double glazed door to far end of hall, double glazed window, with access to lift and stairs rising to:

FIRST FLOOR

Landing

With double glazed window to front and 2 radiators. Doors to:

WC

Fully tiled, obscured double glazed window, WC, pedestal hand basin, radiator, cupboard housing immersion tank.



Staff Room 2

14'2" x 15'9" (4.32m x 4.80m)

With double glazed windows to front and side affording some coastal views. Feature fireplace, fitted cupboards, vinyl flooring.

Dental Room

10'9" x 7'11" (3.28m x 2.41m)

With vinyl flooring, fitted base unit and inset sink.

Consulting Room 5

14' x 11'1" (4.27m x 3.38m)

With vinyl flooring, dual aspect double glazed windows affording coastal views, fitted base units with inset sinks.

Consulting Room 6

12'1" x 11' (3.68m x 3.35m)

With double glazed window, vinyl flooring, base unit and inset sinks.

Corridor from landing to:

Staff Room 3

11'10" x 5'9" (3.61m x 1.75m)

With vinyl flooring, base units with inset sinks, obscured double glazed window, extractor fan.

Consulting Room 7

13'10" x 9'10" (4.22m x 3.00m)

With vinyl flooring, radiator, wall and base units with inset sinks.

Storage Cupboard

With fitted shelving.

Stairs from landing rising to:

SECOND FLOOR**Landing**

With small single glazed window to side. Doors to:

Storage/Locker Room

With skylight and wall light. Sliding door to:

WC

Fully tiled with radiator, WC, pedestal hand basin and extractor fan.

Door from storage/locker room to:

Office 1

9'6" x 9'10" (2.90m x 3.00m)

With single glazed window and further skylight, radiator.

Staff Room 4

11'11" x 11'5" (3.63m x 3.48m)

With double glazed window, radiator, fitted wall and base units with inset sink.

Office 2

10'1" x 9'10" (3.07m x 3.00m)

With double glazed window affording coastal views.

WC

With skylight and sink, tiled floor.



Office 3

11'2" x 9'7" (3.40m x 2.92m)

With double glazed window affording views, skylight, radiator. Squared arch to:

Filing Room

9'6" x 7'1" (2.90m x 2.16m)

Carpeted, inset spotlights.

LOCATION AND ACCESS, OUTSIDE SPACE

Kent House is positioned off Silver Street, one of the main approach roads into Lyme Regis and situated within favourable distance of town centre amenities and the seafront. The property is approached from the pavement via first the tarmacadam parking area to a paved ramped walkway, which leads around to a further patio terrace and rear entrance, whilst there is a pedestrian UPVC door from the pavement to the other side (fronting on to the roadside). The outside space mainly comprises of the tarmacadam parking areas (both to the upper and lower levels) with a small grassed area to one corner of the lower level, which is interspersed with established mature trees and shrubs. The property is enclosed and bordered by a combination of stone walling and timber fencing.

SERVICES

We understand the property is connected to all mains services, with gas fired central heating, although applicants should verify this with their own enquiries.

LOCAL AUTHORITY

Dorset Council, South Walks House, Dorchester DT1 1UZ

Rateable Values - Medical Practice: £25,500 & Dental Practice: £9,900

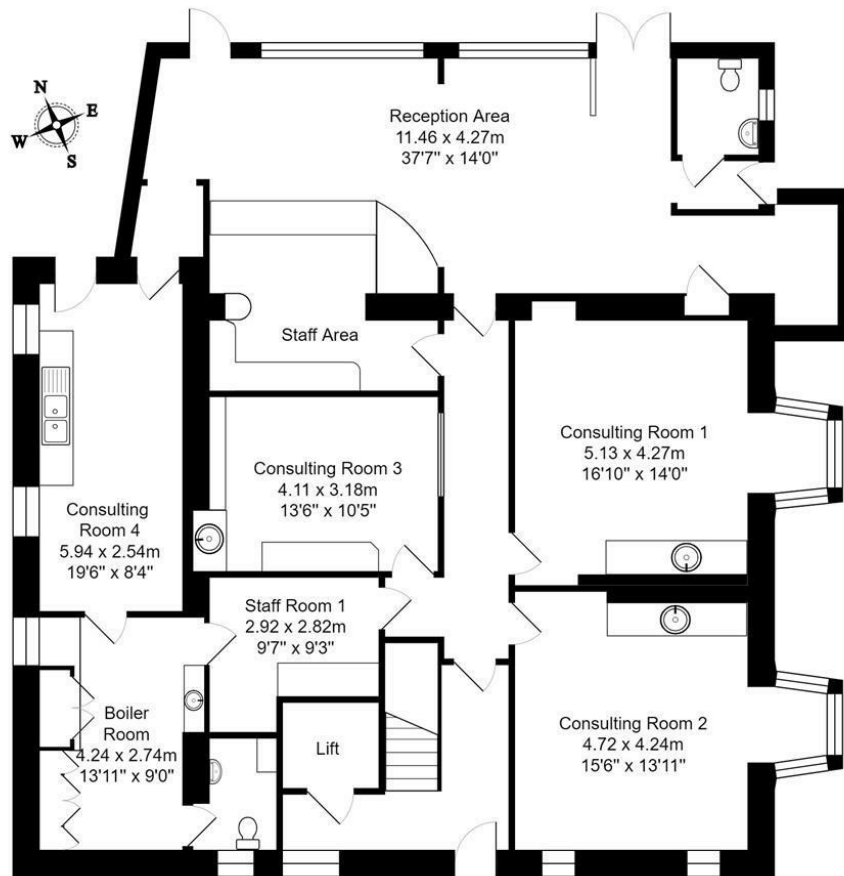
VIEWING

Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.

DIRECTIONS

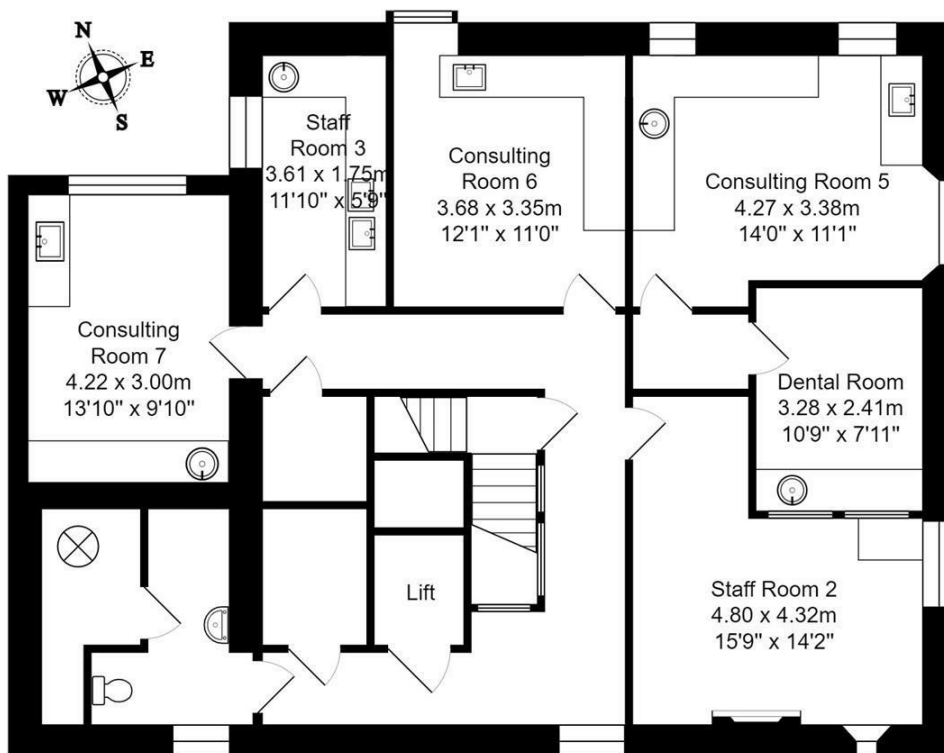
From our offices in Lyme Regis, proceed up Broad Street and fork right into Silver Street (towards Uplyme) and Kent House will be found after a 1/4 mile on the right hand side.





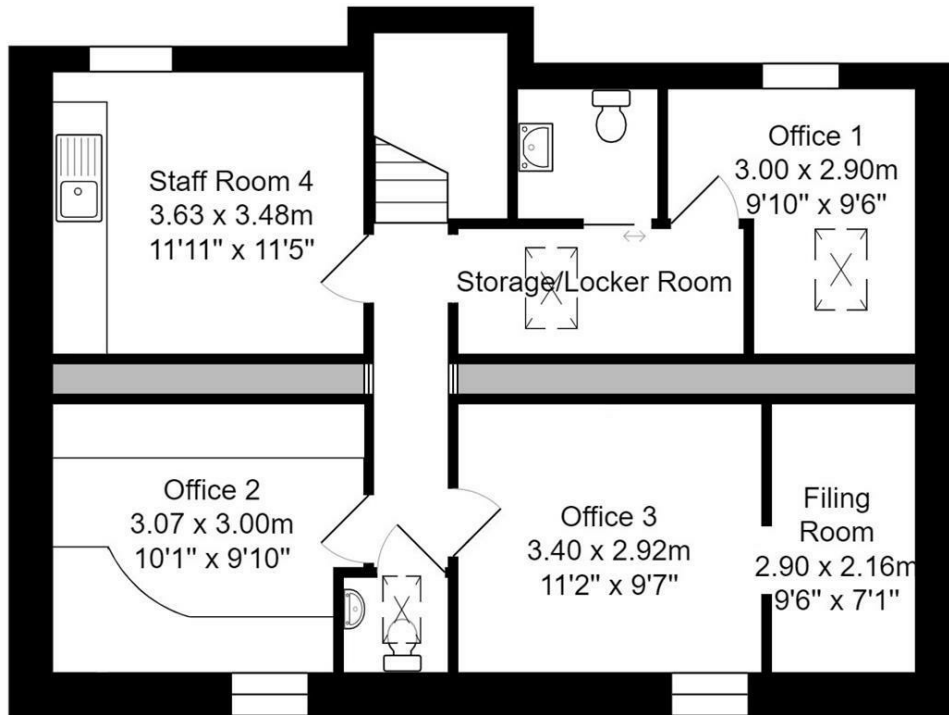
Ground Floor

Not to scale. Measurements are approximate and for guidance only.



First Floor

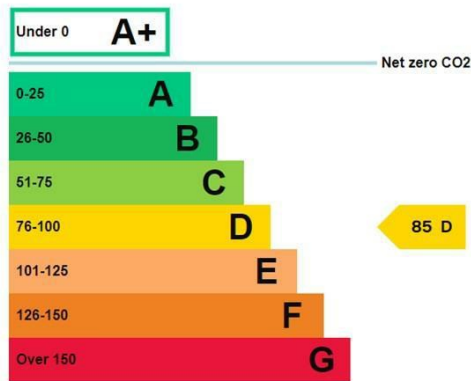




Second Floor

Energy rating and score

This property's current energy rating is D.



NOTES:

1. Martin Diplock Chartered Surveyors have not carried out any tests on the fittings, appliances or services mentioned in these particulars, and are therefore not able to give a warranty that they are in proper working order.
2. Martin Diplock Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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 - 2.2 no person in the employment of Martin Diplock Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.
 - 2.3 **Plans where shown are for identification purposes only – not to scale.**
 - 2.4 All measurements are approximate and for guidance only.

Please note: These particulars are believed to be accurate but this cannot be guaranteed and they are not to be used as part of a contract. **S4689**