

FOR SALE

FORMER SURGERY SUITING MEDICAL, CHILDCARE & OFFICE USES

1,750 SQ FT (163 SQ M) NIA WITH POTENTIAL TO EXTEND



COMMERCIAL

goadsby

FORMER BRANSGORE MEDICAL CENTRE

RINGWOOD ROAD, BRANSGORE, CHRISTCHURCH, DORSET BH23 8AD

Location

Adjacent to main shopping parade. Hinton Admiral Mainline Railway Station approx. 2½ miles. Christchurch Town Centre within 5 miles. Ringwood Town Centre approx. 6 miles. Bournemouth Town Centre approx. 10 miles. Southampton City Centre approx. 20 miles.

Features

Village Centre position adjacent to main shopping parade. Sought-after fringe of Forest location. Residential population of 4,110 (2021 census). Generous on site car park for approximately 16 vehicles. Rear garden. Potential to extend. Suitable for various uses and occupiers. 1,750 sq ft (163 sq m) Net Internal Area (measurement taken from the VOA website). Available for immediate possession.

Accommodation

GROUND FLOOR (Approx. 1,290 sq ft/120 sq m Net Internal Area)

Entrance Lobby (3.7m max x 2.86m)

WAITING AREA (6.02m x 3.94m)

RECEPTION OFFICE (6.29m x 4.64m)

CONSULTING ROOM 1 (3.97m max x 3.04m)

INNER LOBBY

TREATMENT ROOM (4.73m x 3.63m)

ACCESSIBLE WC

STAFF KITCHEN

CONSULTING ROOM 2 (3.89m x 3.32m)

CONSULTING ROOM 3 (3.9m max x 3.28m max)

Stairs to:

FIRST FLOOR (Approx. 460 sq ft/43 sq m Net Internal Area)

Landing (3.65m x 1.02m)

STAFF ROOM (5.04m max x 3.93m)

STAFF WC (Formerly a Bathroom)

RECORDS ROOM (3.55m x 2.63m)

HEALTH VISITOR ROOM (4.97m x 3.22m)

OUTSIDE To the front of the property there is tarmac car parking for approximately 16 vehicles. To the rear is an enclosed garden laid to lawn.

Licences/Permissions

The premises fall under Use Class E. Planning consent (App.No.72458) now lapsed was granted to extend the ground floor area in October 2001, plans of which can be provided by request.

Rateable Value

£24,000 at the Uniform Business Rate of 49.9p in the £ for 2023/24. Information taken from the Valuation Office Agency website.

EPC

E - 104

Tenure

FREEHOLD.

Price

OFFERS ON £395,000.



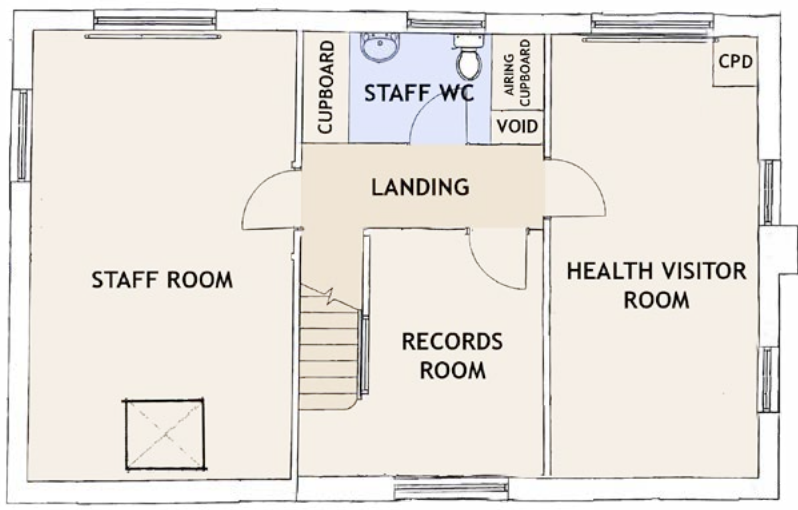
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Floor layout for identification purposes only



Ground Floor



First Floor



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