

TO LET FIRST FLOOR MEDICAL PREMISES

Jessopp House, Mill Lane, Wimborne, Dorset, BH21 1HG

sibbett
gregory



- Approx. net floor area of 250 sq m (2,691 sq ft)
- Fully fitted for medical use
- Town centre location

LOCATION

The premises are situated in Mill Lane which is part of a busy main circuit route accessed from The Square and leading to the Co-Op and Waitrose supermarket's as well as the Crown Mead shopping precinct.

Jessopp House occupies an excellent position for the main shopping facilities and public car parks within the town. Wimborne has a wide variety of national and independent retailers and restaurants within the town.

Wimborne is located approximately 5 miles north of Poole and 10 miles from Bournemouth town centre.

DESCRIPTION

The property comprises a purpose-built, 3 storey detached building with excellent frontage to Mill Lane. The property has brickwork construction under a pitched and tiled roof. The ground floor comprises 5 retail units and an entrance at the side of the property provides access to the first and second floors.

The premises offer a rare opportunity to acquire fully fitted medical accommodation which comprise 6 surgeries, a large reception and waiting room, sterilization room, staff room, training room, second waiting area and offices. The surgeries have vinyl flooring and are fitted with heating/cooling units, sinks, water, drainage and storage.

The general specification includes the following:

- A combination of suspended, plastered and artex ceilings
- A mix of LED inset and category 2 surface mounted lighting
- Wall mounted heating/cooling units
- Vinyl flooring in the surgery areas
- Carpet and laminate flooring in the reception areas and corridors
- Timber double glazed windows
- Staircase and lift serving the first floor
- Male and female toilets
- Staff room with small kitchen



Accommodation	SQ M	SQ FT
First Floor	250	2,691

TENURE

The premises are available by way of an effective Full Repairing and Insuring lease for a term to be agreed.

RENT

£40,000 per annum exclusive of business rates, service charge and VAT.

BUSINESS RATES

The Valuation Office Agency (VOA) website indicates two rating assessments as follows:-

Description: Surgery and Premises (Part First Floor)
 Rateable Value: £34,250 with effect from 1 April 2026

Description: Surgery and Premises (Room 7 Part First Floor)
 Rateable Value: £15,250 with effect from 1 April 2026

EPC

To be provided.

VIEWING

Strictly by appointment with the Sole Agent, Sibbett Gregory.

Jayne Sharman
 01202 661177
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FINANCE ACT 1989

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

IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering.



