



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

CANFORD HEATH GROUP PRACTICE 9 MITCHELL ROAD CANFORD HEATH POOLE BH17 8UE



CLINICAL SPACE TO LET

- 3 treatment rooms, sterilisation lab, reception / waiting room staff accommodation and 2 cloakrooms
- All clinical uses complementary to GP Practice would be considered
- Total floor area: 1,300 sq.ft. (120 sq.m.)

**Available on a new
lease at
£22,500 p.a.**

Arrange a viewing today

01202 551821

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SITUATION AND DESCRIPTION

Canford Heath Group Practice is an NHS doctors practice with over 12,000 registered patients. Their building is located behind Adastral Square shopping centre in Canford Heath. The shopping centre is anchored by an Iceland Supermarket and serves the local residential community of Canford Heath. The shopping centre also includes a community centre and library. Visitors to the shopping centre have use of large free car park

Canford Heath Group Practice offers a wide range of NHS services which includes a pharmacy on site.

The clinical space, which is located on the first floor, is arranged as a reception area, 3 treatment rooms, sterilization room and staff areas, customer and staff cloakrooms,

The first floor is accessed via the main entrance. Within the ground floor lobby there is a lift providing access to the first floor. On site there are 3 allocated parked spaces

Although the premises have previously been used as a dental practice, alternative uses would also be considered provided that they are complementary to the GP practice

ACCOMMODATION

Reception / Waiting Area	15'09" x 18'05" (4.8m x 5.6m)
Treatment room	12'00" x 14'09" (3.6m x 4.9m)
Treatment room	15'06" x 12'00" (4.7m x 3.6m)
Treatment room	11'00" x 12'00" (3.3m x 3.6m)
Sterilization room	11'10" x 6'06" (3.6m x 1.9m)
Staff Area	13'09" x 12'08" (4.1m x 3.8m)

Including a partitioned office and galley kitchenette

Customer Cloakroom and Staff Cloakroom

Total Floor Area 1,300sq.ft. (120 sq.m.) Approx.

On site parking for 3 vehicles

RATEABLE VALUE - £16,000 (previously £12,500)

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

EPC RATING - Band C

PLANNING

Long Established use as a dental practice with falls under Use Class E (e)

Alternative uses within Use Class E (e) would be considered

TENURE

Available on a new lease with terms to be negotiated at a rental of £22,500 per annum.

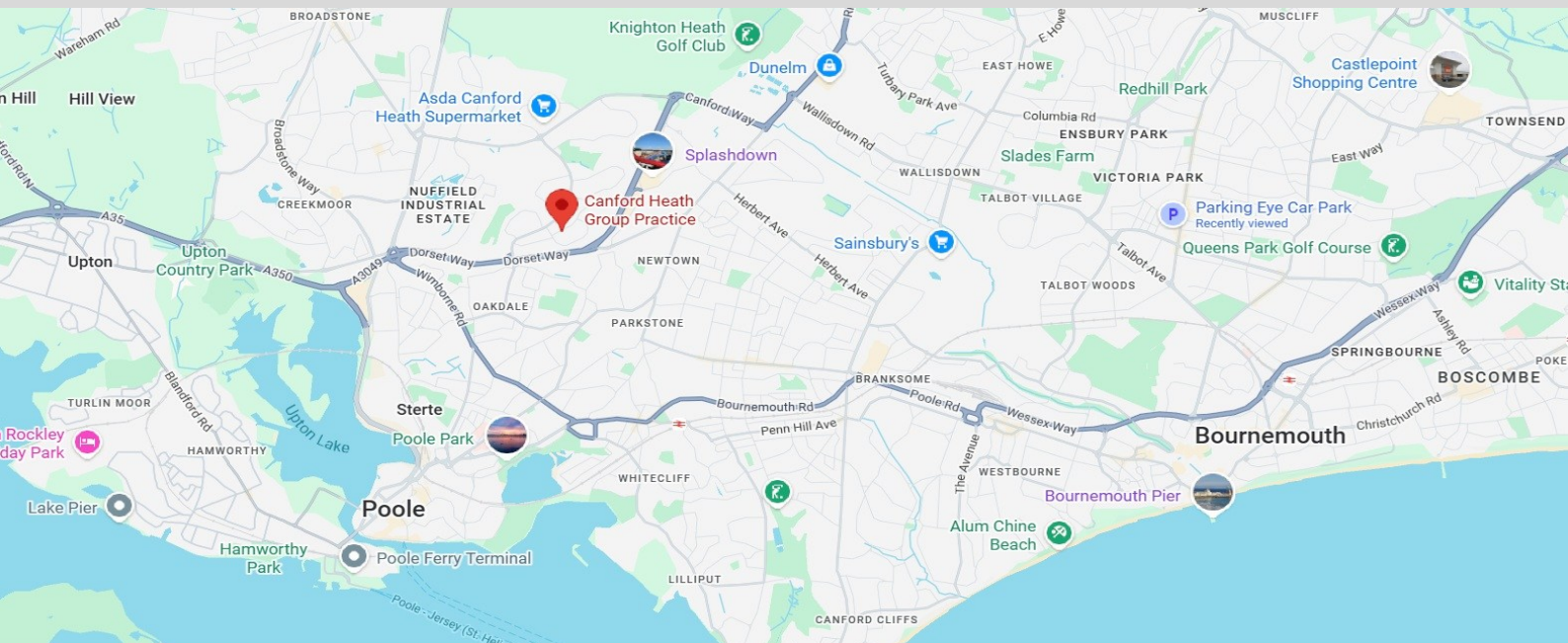
There is a service charge payable towards utility costs and maintenance and upkeep of the Group Practice. Further information is available upon request on the service charge.

VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted.

Tel: 01202 551821

Website: www.ellis-partners.co.uk



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MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.