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CLINICAL FLOOR SPACE TO LET

NEW LEASE £22,500 P.A.

 Dental Practice Canford Heath Group Practice, 9 Mitchell Road,
Canford Heath, Poole, BH17 8UE



KEY FEATURES

- 3 surgeries, sterilisation lab, reception / waiting room staff accommodation and 2 cloakrooms
- Other uses considered providing they are complementary to GP Practice
- Total floor area: 1,300 sq.ft. (120 sq.m.)

ARRANGE A VIEWING

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SITUATION & 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 dental practice, which is located on the first floor, is arranged as a reception area, 3 surgeries, 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)
Surgery	12'00" x 14'09" (3.6m x 4.9m)
Surgery	15'06" x 12'00" (4.7m x 3.6m)
Surgery	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, galley kitchenette, customer & staff cloakroom
On site parking for 3 vehicles

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

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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

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

EPC RATING - BAND C

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.

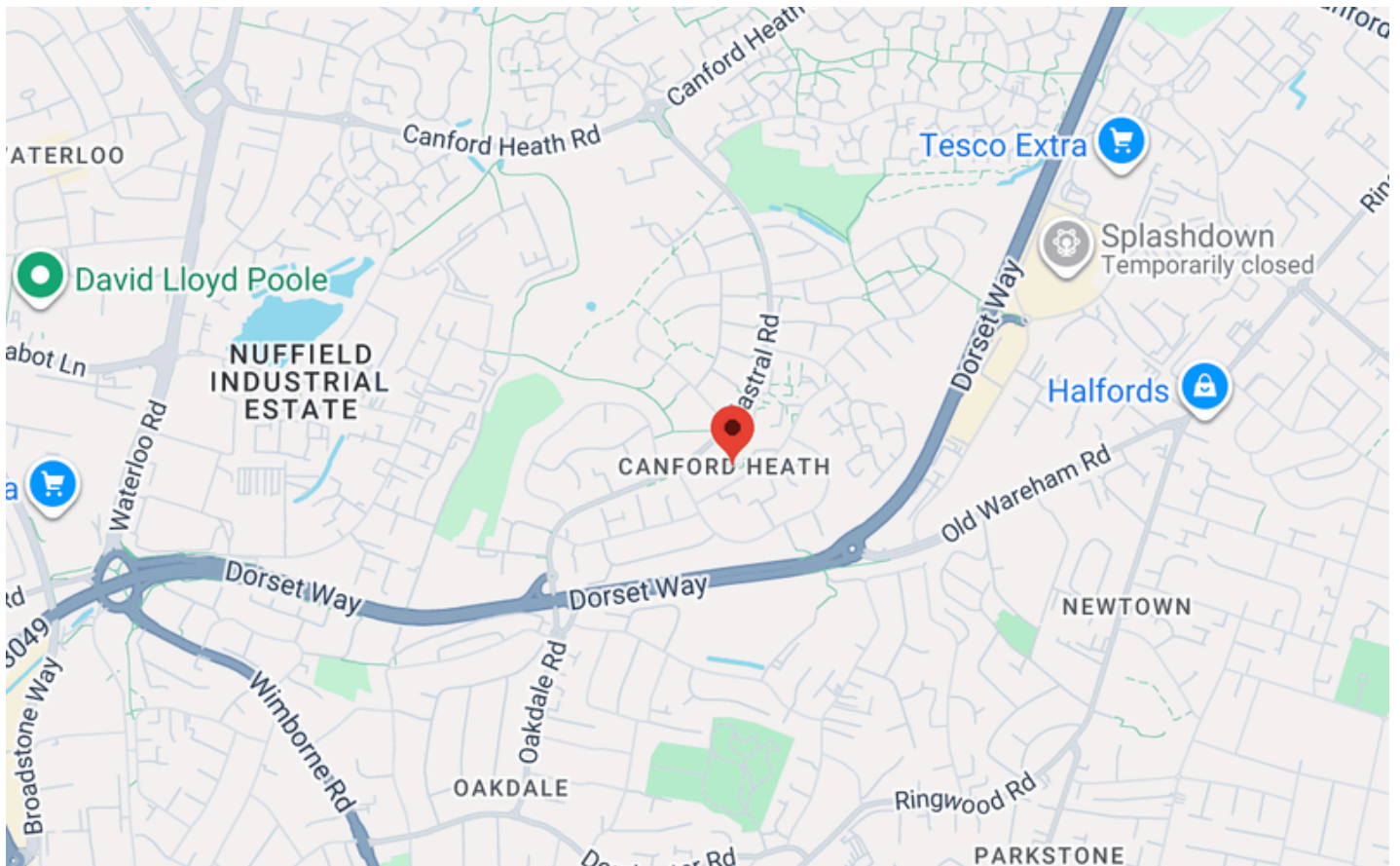
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MAP LOCATION

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