

FREEHOLD FOR SALE
SUBSTANTIAL FORMER MEDICAL CENTRE
OF INTEREST TO MEDICAL, EDUCATION & OFFICE USERS
PLUS RESIDENTIAL CONVERSION/NEW BUILD POTENTIAL (STPP)



BUSINESS SPACE

goadsby

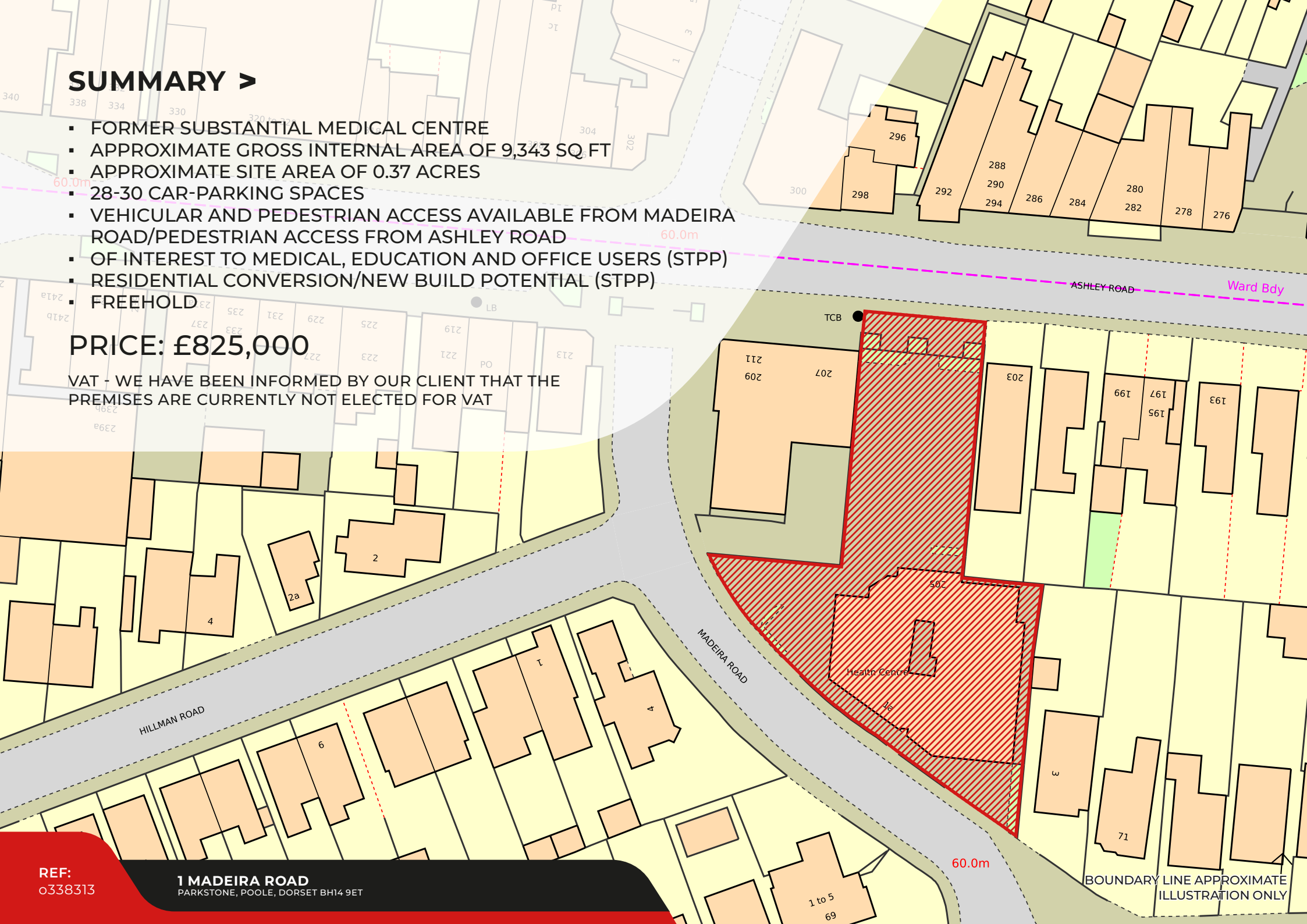
1 MADEIRA ROAD
PARKSTONE, POOLE, DORSET BH14 9ET

SUMMARY >

- FORMER SUBSTANTIAL MEDICAL CENTRE
- APPROXIMATE GROSS INTERNAL AREA OF 9,343 SQ FT
- APPROXIMATE SITE AREA OF 0.37 ACRES
- 28-30 CAR-PARKING SPACES
- VEHICULAR AND PEDESTRIAN ACCESS AVAILABLE FROM MADEIRA ROAD/PEDESTRIAN ACCESS FROM ASHLEY ROAD
- OF INTEREST TO MEDICAL, EDUCATION AND OFFICE USERS (STPP)
- RESIDENTIAL CONVERSION/NEW BUILD POTENTIAL (STPP)
- FREEHOLD

PRICE: £825,000

VAT - WE HAVE BEEN INFORMED BY OUR CLIENT THAT THE PREMISES ARE CURRENTLY NOT ELECTED FOR VAT



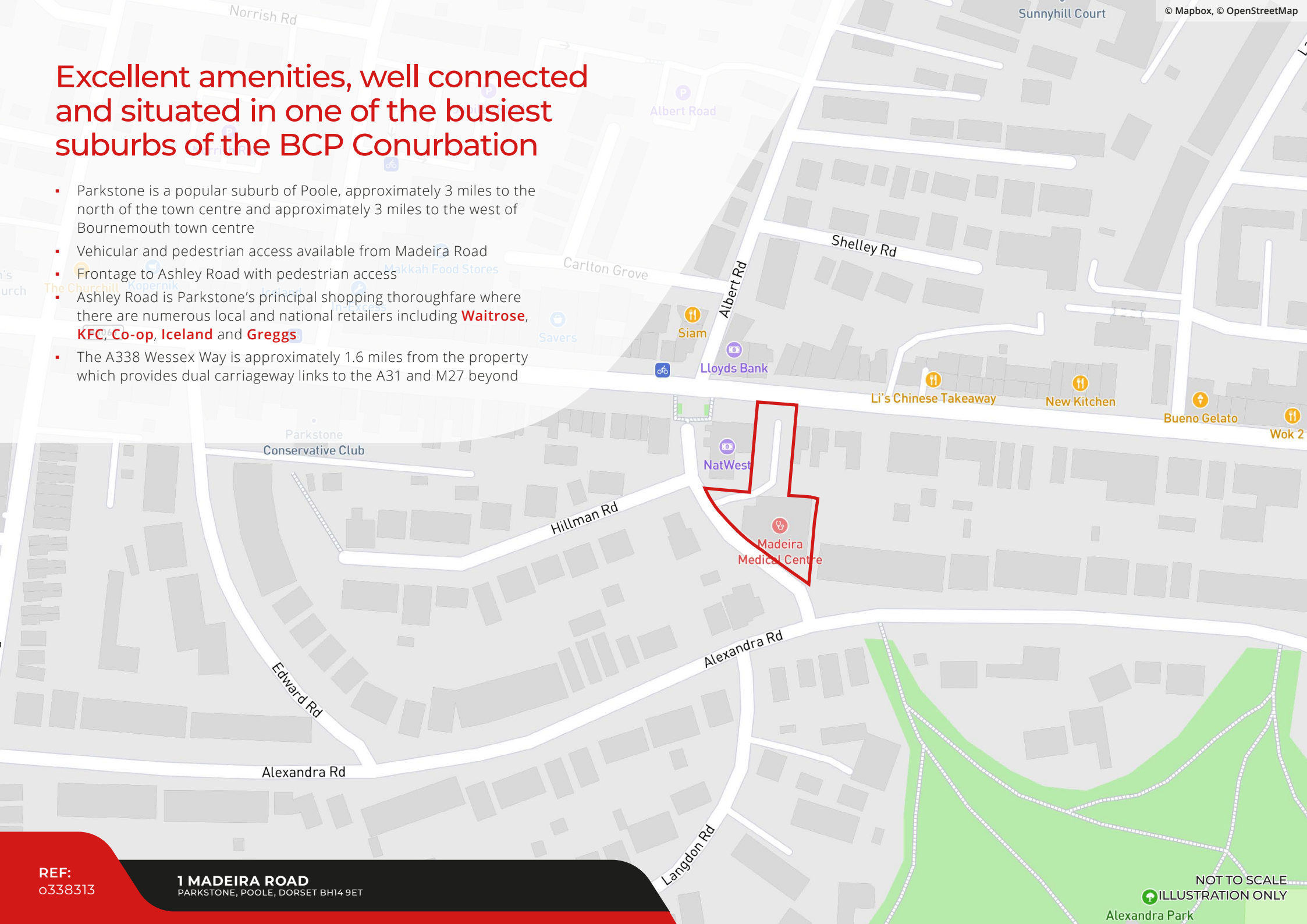
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BOUNDARY LINE APPROXIMATE
ILLUSTRATION ONLY

Excellent amenities, well connected and situated in one of the busiest suburbs of the BCP Conurbation

- Parkstone is a popular suburb of Poole, approximately 3 miles to the north of the town centre and approximately 3 miles to the west of Bournemouth town centre
- Vehicular and pedestrian access available from Madeira Road
- Frontage to Ashley Road with pedestrian access
- Ashley Road is Parkstone's principal shopping thoroughfare where there are numerous local and national retailers including **Waitrose**, **KFC**, **Co-op**, **Iceland** and **Greggs**
- The A338 Wessex Way is approximately 1.6 miles from the property which provides dual carriageway links to the A31 and M27 beyond



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NOT TO SCALE
ILLUSTRATION ONLY
Alexandra Park

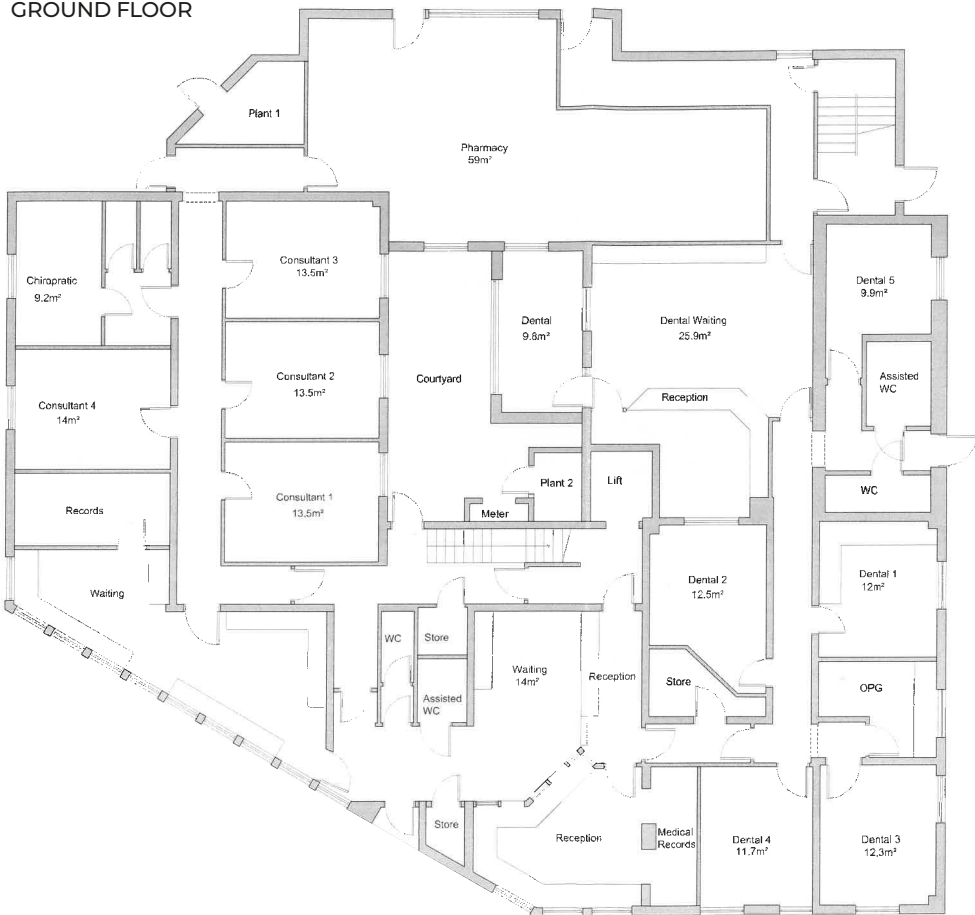
Description

- Former medical centre arranged over two storeys
- The accommodation on each floor is arranged in a cellular layout
- Passenger lift
- Generous car-parking for approximately 28-30 car spaces

Floor Areas

We have been informed by our client that the building has an approximate **gross internal area of 9,343 sq ft** (scaled off plan).

GROUND FLOOR



Site Area

Approximately **0.37 acres (0.15 hectares)**.

EPC Rating

C - 62

Tenure

Freehold with vacant possession.

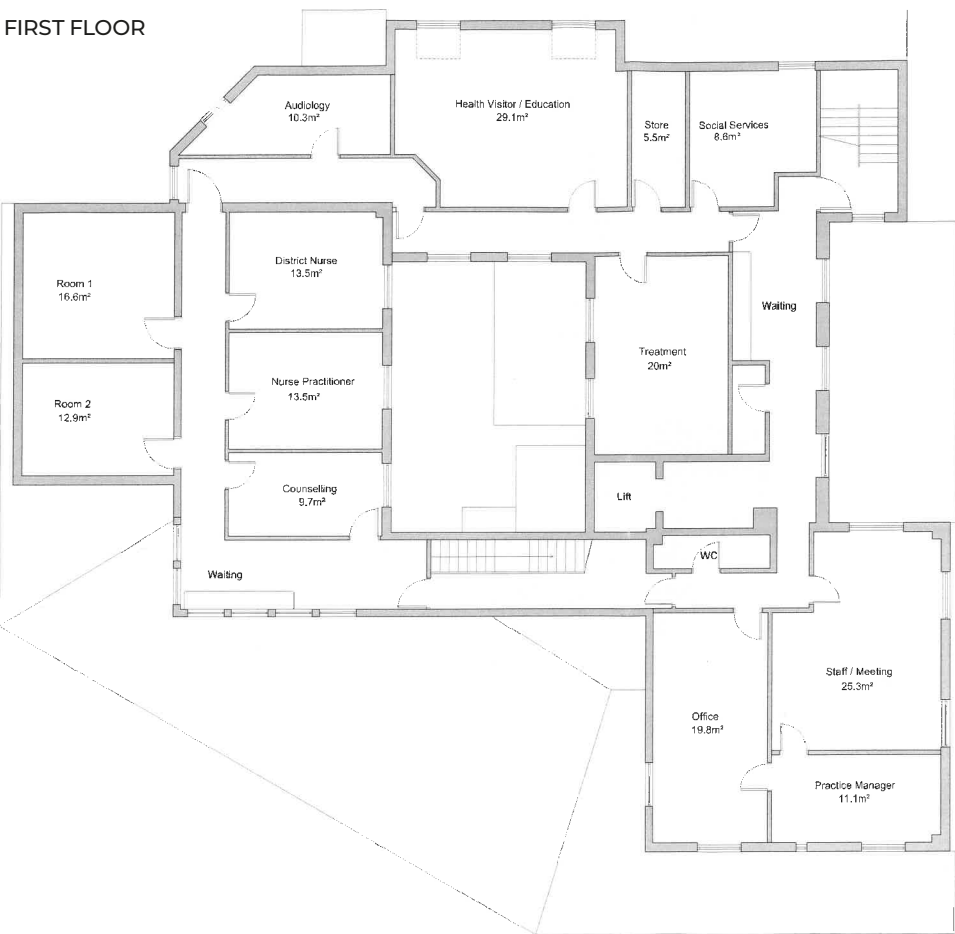
Price

£825,000.

VAT

We have been informed by our client that the premises are currently not elected for VAT.

FIRST FLOOR





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Rateable Value

The premises currently have the following assessments:

Dental surgery at Madeira Medical Centre
£19,000 (from 1.4.23)

Doctors surgery at Maderia Medical Centre
£19,250 (from 1.4.23)

Pharmacy at Maderia Medical Centre
£22,250 (from 1.4.23)

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the sole agents Goadsby, through whom all negotiations must be conducted.



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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.





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Important

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/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/tenant once terms have been agreed.

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