

FOR SALE / TO LET

FORMER DENTAL PRACTICE

1,550 SQ FT // 144 SQ M

APPEALING TO A VARIETY OF USES (SUBJECT TO PLANNING)



BUSINESS SPACE



UNIT 1 THE AXIUM CENTRE

DORCHESTER ROAD, LYCHETT MINSTER, POOLE, DORSET, BH16 6FE

SUMMARY >

Location Map

Streetview

- 4 CAR-PARKING SPACES
- RURAL SETTING
- NEW LEASE AVAILABLE

RENT: £25,000 PER ANNUM EXCL.

PRICE: £299,950 EXCLUSIVE



REF:
o10646

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Location



The Axiom Centre is located on the A35 approximately half a mile west of the Bakers Arms roundabout. The A35 provides part dual carriageway with connections westwards to Dorchester and Weymouth and ultimately connects to the A31 dual carriageway to the north east which leads to the M27/3 motorway networks.

Description

The Axiom Centre is an office development which is situated in a rural setting and is primarily of brick construction with pitched tiled roofs. Unit 1 is an end terrace unit and is currently arranged as a dental practice with 5 consultation rooms, office, store rooms, x-ray room and cleaning station over two floors.

The premises benefit from the following specification:

- WCs
- Shower facility
- Kitchenette
- Lighting
- Air conditioning
- Reception

The premises lends itself to a variety of uses (subject to planning).

The landlord has confirmed that the premises can remain furnished, subject to separate negotiation, or with the equipment removed.

Accommodation

	sq m	sq ft
Ground floor	90	969
First floor	54	581

Total net internal area approx. 144 1,550

The property has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice.



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Lease

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only open market rent reviews every 3 years.

Rent

£25,000 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Price

£299,950 exclusive of VAT.

Rateable Value Tenure

£15,750(from 1.4.26) Freehold with vacant possession.

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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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, 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.

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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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