

TO LET

STANDALONE USE CLASS E UNIT IDEALLY
SUITING MEDICAL/CLINICAL OCCUPIERS IN
PEDESTRIANISED SHOPPING PRECINCT



COMMERCIAL

goadsby

MERRIEFIELD PODIATRY
PENNY'S WALK, FERNDOWN, DORSET BH22 9TH

Location

Central Ferndown (pop. 21,429) position. Tesco (free) car park approx. 100 yards. Ferndown Leisure Centre approx. $\frac{3}{4}$ mile. Bournemouth Airport - Aviation Park approx. 3 miles. Bournemouth Town Centre approx. $7\frac{1}{2}$ miles. Poole Town Centre approx. 10 miles.

Features

Adjoining major Medical Centre. Fronting pedestrianised shopping precinct (facing Tesco Superstore). 2 allocated parking spaces. High specification finish. Sealed non slip flooring. Electric heating. Air conditioning (Room 2). Direct access to enclosed garden.

Multiple occupiers represented in Ferndown include Domino's Pizza, Costa Coffee, Holland & Barrett, Iceland and Boots the Chemist.



Accommodation - Gross Internal Area 538 sq ft (50 sq m)

Reception/Waiting Room	15'7" (4.75m) x 13'0" (3.95m)
Consulting Treatment Room 1	12'4" (3.77m) x 9'2" (2.8m)
WC	5'1" (1.54m) x 3'3" (0.99m)
Lobby	
Consulting Treatment Room 2	11'2" (3.41m) x 8'8" (2.65m)
Kitchen	5'0" (1.53m) x 4'10" (1.47m)

Licences/Permissions

The premises fall within planning Use Class E.

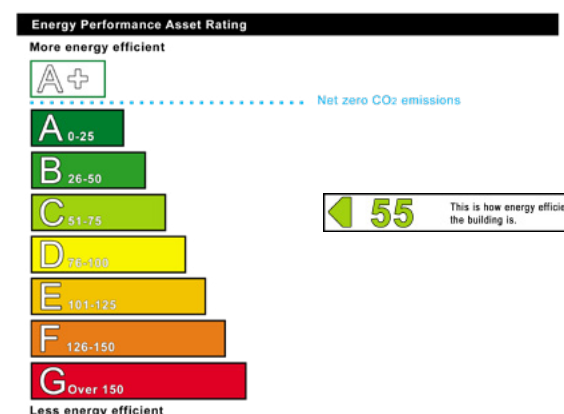
Rateable Value

£9,100 at the Uniform Business Rate of 43.2p in the £ for 2026/27. For the year 2026/27 small businesses with a rateable value up to £12,000 will receive 100% rates relief. Information taken from the Valuation Office Agency website.

Tenure

LEASEHOLD. The premises are offered by way of a 10 year FRI lease subject to 3 yearly reviews, at a commencing rent of £950 p.c.m. (£11,400 p.a.).

EPC - Ferndown Medical Centre



Viewing

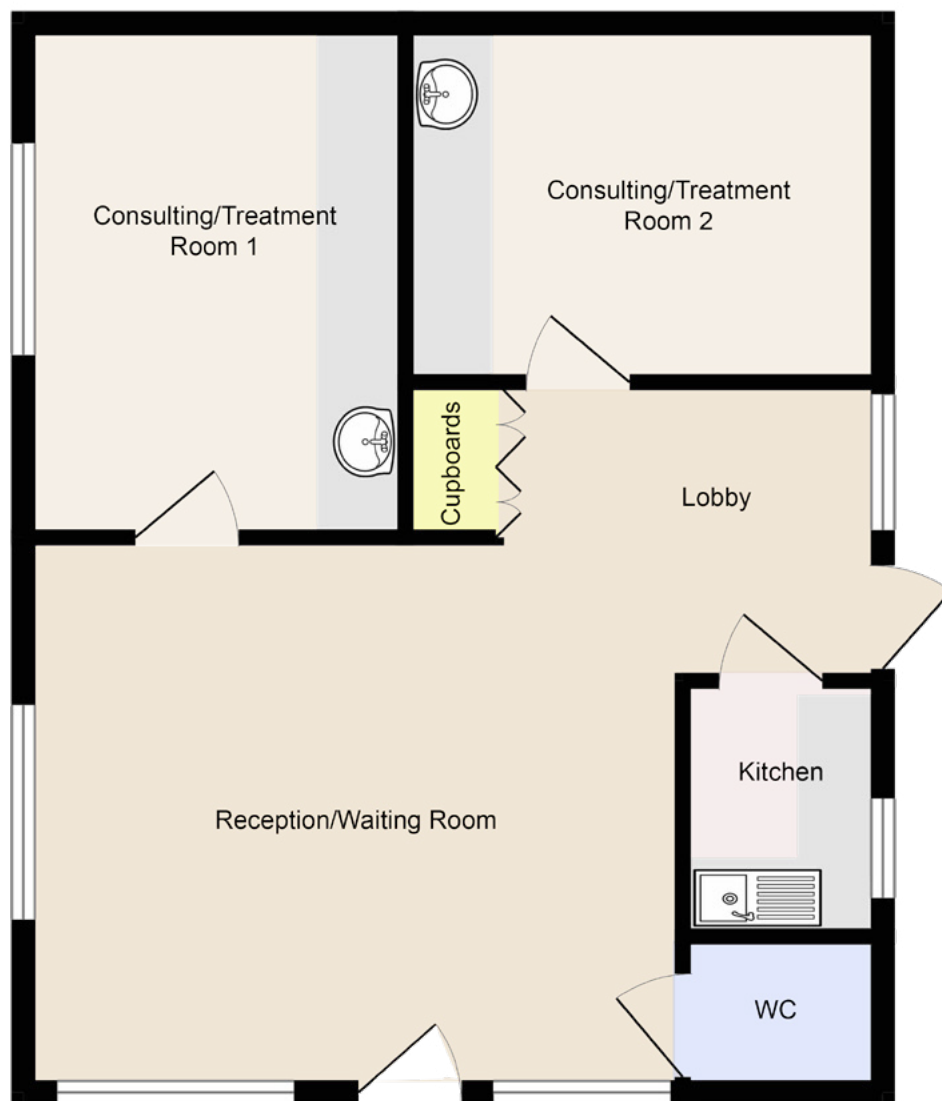
Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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FLOOR PLAN



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LOCATION PLAN



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AGENTS NOTE: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of an offer or contract. At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, as to the structural integrity of the premises and condition/working order of services, plant or equipment. All distances and measurements are approximate and should not be relied upon. Plans are for illustrative purposes only. Goadsby do not take responsibility for such items that be subject to hire, lease, or hire purchase agreements and recommend that purchasers satisfy themselves in this regard. Photographs are reproduced for identification purposes only and it cannot be inferred that any item shown is included within the purchase. Viewing is strictly by appointment through Goadsby.





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