

FOR SALE or TO LET

6 Parkwood Road
Bournemouth
BH5 2BH

DETACHED BUILDING – SUITABLE FOR
MEDICAL, DENTAL, CLINIC OR OFFICE USE (STP)



Approx. 283 sqm
(3,046 sqft)

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COMMERCIAL AGENTS AND SURVEYORS

DESCRIPTION

A substantial detached period building arranged over three floors, with a lift, providing extensive accommodation currently configured as multiple rooms together with kitchen and welfare facilities.

The layout of the building, with numerous individual rooms arranged off a central corridor, lends itself particularly well to consulting rooms, treatment suites or professional office accommodation.

The property offers excellent potential for a range of commercial and community uses, including medical or dental practice, consulting rooms, clinic space, therapy centre, training facility or professional offices, subject to the necessary planning consents.

The building currently provides seven principal rooms together with five reception areas and three kitchen facilities, allowing for flexible internal arrangements and potential subdivision into treatment rooms, consulting suites or office accommodation.

Externally, the property benefits from onsite parking for multiple vehicles, an important attribute for healthcare or office occupiers.

The scale and layout of the property also provides potential for supported living accommodation or large HMO use, subject to the necessary consents.

LOCATION

The property is situated on Parkwood Road in Bournemouth, within an established residential catchment area serving Southbourne, Boscombe and the surrounding districts.

The location provides convenient access to the A35 Christchurch Road, one of Bournemouth's principal arterial routes connecting the town centre with Christchurch and the wider conurbation.

The property benefits from a large surrounding residential population, making it particularly well-suited to healthcare, consulting, therapy or community-based occupiers.

Bournemouth town centre lies approximately 2 miles to the west, whilst Southbourne High Street is located a short distance to the east, providing a range of retail and service amenities.

TENURE

Available to rent by way of a new Full Repairing and Insuring lease or to purchase Freehold



PLANNING

The property is currently arranged as residential accommodation.

The property may be suitable for a range of alternative uses, including medical or health services, dental practice, consulting rooms, clinic space, professional offices or community uses, subject to obtaining the necessary planning consent.

Once within Class E (Commercial), a wide range of uses may be permitted without the need for further planning permission. Interested parties are advised to make their own enquiries with BCP Council Planning Authority.

RENT & SALE PRICE

Price on Application

EPC

D - 58

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.

IMPORTANT NOTE

At no time has a structural survey been undertaken, and appliances have not been tested. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not constitute an offer or form part of any contract.



Ground Floor



First Floor



Second Floor

Entrance Hall

39' 5" Max x 9' 9" (12.01m Max x 2.97m)

Lounge 1 - Gf

16' 9" Max x 10' 6" (5.11m Max x 3.20m)

Kitchen/Diner - 1st Floor

28' 7" Max x 13' 4" (8.71m Max x 4.06m)

Bedroom 1

12' 7" Max x 8' 6" (3.84m Max x 2.59m)

Bedroom 2

12' Max x 7' 8" (3.66m Max x 2.34m)

Bedroom 3

14' 7" Max x 13' 3" (4.45m Max x 4.04m)

Bedroom 4

12' 4" Max x 12' 7" (3.76m Max x 3.84m)

Bedroom 5

12' Max x 9' 2" (3.66m Max x 2.79m)

Bedroom 6

10' 3" Max x 9' 3" (3.12m Max x 2.82m)

Bedroom 7

11' Max x 8' 8" (3.35m Max x 2.64m)

Lounge 2 - 1st Floor

16' 8" Max x 10' 5" (5.08m Max x 3.17m)

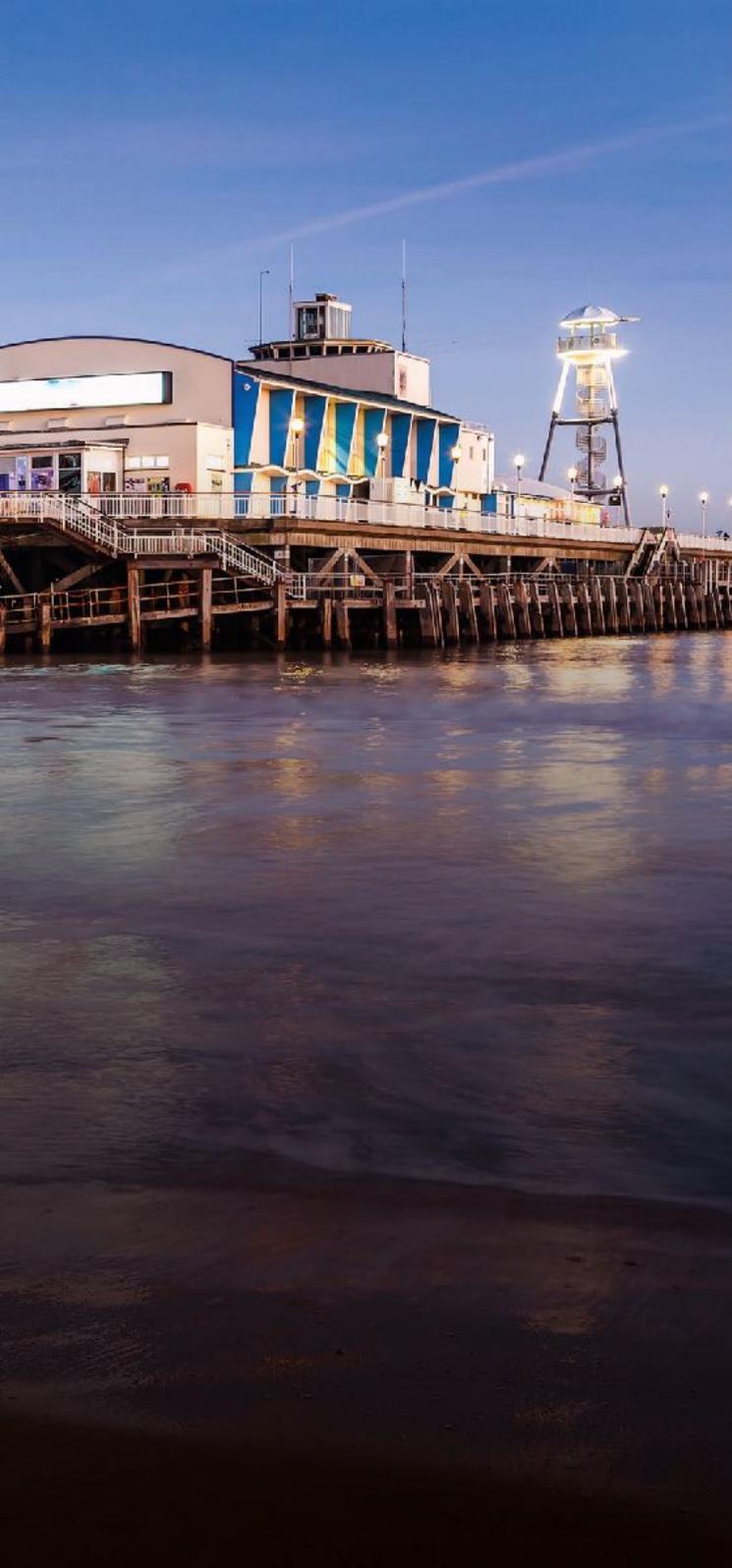
Lounge 3 Top Floor

20' 3" Max x 12' 9" (6.17m Max x 3.89m)

Kitchen 2 - Gf

9' Max x 5' 5" (2.74m Max x 1.65m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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