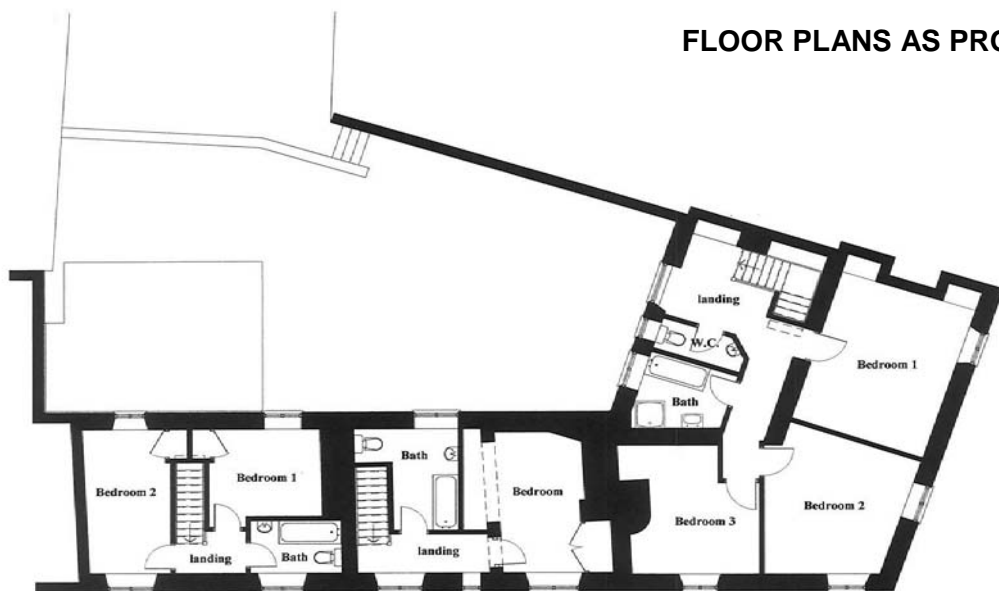


Former Surgery, High Street, Milborne Port, Sherborne DT9 5DH



Ground Floor Plan

FLOOR PLANS AS PROPOSED



First Floor Plan



Guide £300,000

Gilyard

Scarth Commercial

Former Surgery arranged within 3 period former cottage properties. Would convert back to residential, or suit a variety of business uses.

About 3310 sq. ft. (307.62m²) in all.



Milborne Port, Nr. Sherborne, Dorset DT9 5DH

Guide £300,000

Former Surgery, High Street & South Street, Milborne Port, Nr. Sherborne DT9 5DH

Situation

Milborne Port is a large and diverse village which lies on the A30 about 3 miles east of Sherborne. The Village has a variety of shops, professional services and other amenities including a Primary School.

The Surgery is offered for sale following the Doctors' recent removal to new Surgery premises in Gainsborough on the western side of the Village.

Description

The Premises are shown on the reduced-scale Floor Plans opposite and are summarised as follows:

Ground Floor

Entrance Lobby	169 sq.ft.
Waiting Room	640 sq.ft.
Reception/Dispensary	162 sq.ft.
Patients' W.C.	n/m
Treatment Room 1	135 sq.ft.
Treatment Room 2	208 sq.ft.
Consulting Room 1	196 sq.ft.
Consulting Room 2	122 sq.ft.
Consulting Room 3	193 sq.ft.
Examination Room 1	69 sq.ft.
Examination Room 2	54 sq.ft.
Examination Room 3	52 sq.ft.
Examination Room 4	54 sq.ft.
	<u>2,054 sq.ft.</u>

First Floor

2 Landing Areas	206 sq.ft.
Store 1 & 2	258 sq.ft.
4 Nurses'/Admin. Offices	419 sq.ft.
Common Room	258 sq.ft.
Kitchen	115 sq.ft.
Staff W.C.	n/m
	<u>1,256 sq.ft.</u>

Total internal floor area 3,310 sq.ft. (307.62 m²)

Services

All main services connected but not tested by the Agents. Partial gas-fired central heating.

Rating

Rateable Value	£17250
Business Rate payable 2009/10	£8366.25

Town Planning

The local planning authority, South Somerset District Council, have indicated that favourable consideration would probably be given to conversion of the premises back to residential use. On the reverse are Architect's Sketch Plans showing a possible scheme of conversion to three cottages. These have not yet been approved but have been prepared for the purpose of discussions with SSDC.

We understand that the corner property, shown numbered 2 on the attached OS plan, is Listed (Grade II) as being of architectural and historic interest. The entire property lies within Milborne Port's Conservation Area.

Tenure

The property is freehold and offered for sale with vacant possession.

Mode of Sale

The property is offered for sale by private treaty. Offers for the freehold are invited in the region of £300,000.

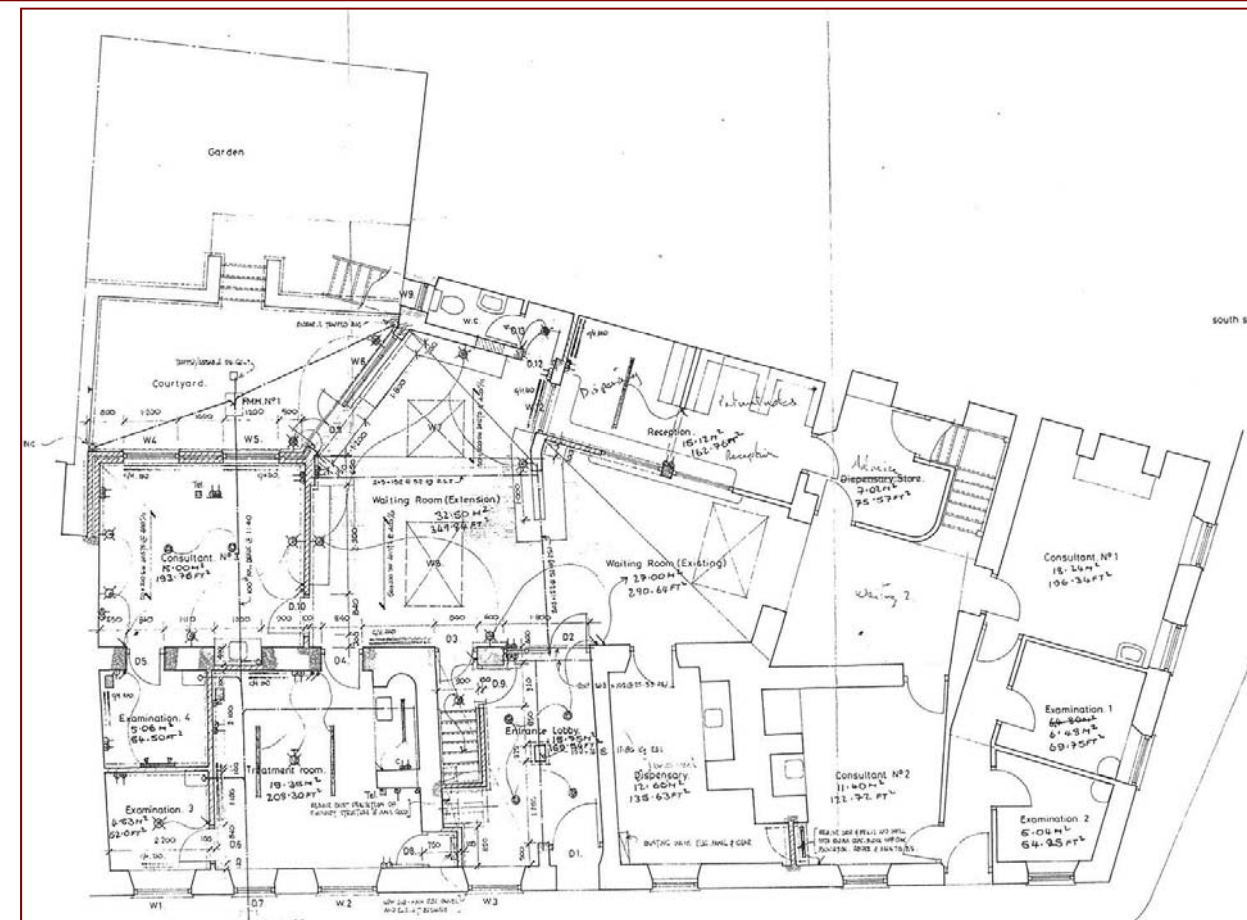
Note: offers made conditional upon the grant of planning permission for conversion to residential use would be considered.

Inspections & further information

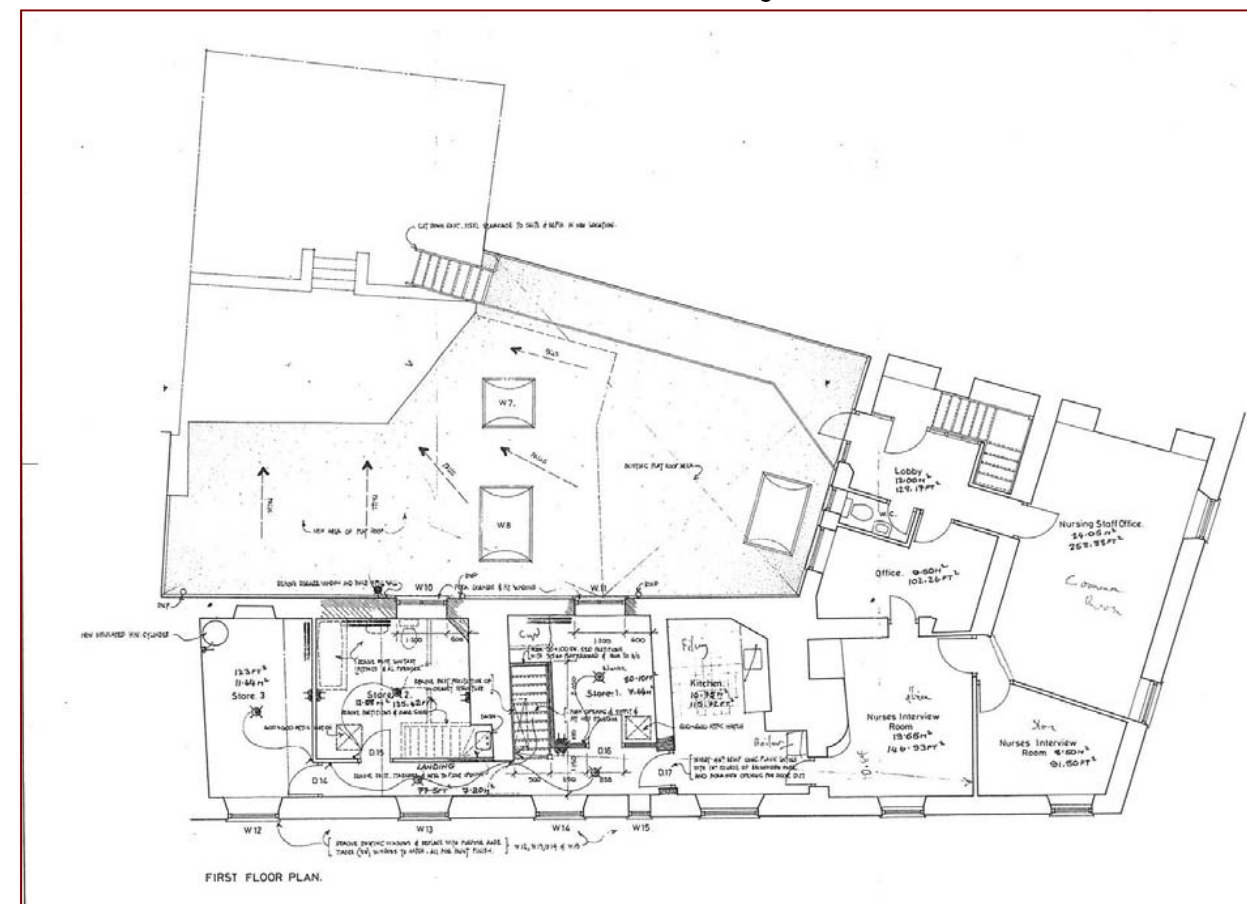
Contact John Scarth or Neville Thorner at Gilyard Scarth in Sherborne: Tel. 01935 817360.

Agents Note

These particulars and anything said or written by or on behalf of Gilyard Scarth in relation to this property may be regarded as a general guide only, and not as representations or warranties. Nor do they form part of any offer or contract. The Services at the property have not been tested. The plans which form part of these particulars are illustrative only and are not to scale.



Floor Plans as existing



Guide £300,000