

# Lot 22, Audiologists Clinic, 2 St Stephens Lane, Verwood, Near Ringwood, Dorset BH31 7BQ

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



Freehold Medical Investment with Development Potential

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Freehold Medical Investment with Development Potential

- Audiologist office let until December 2027
- Affluent Bournemouth and Poole suburb
- Suitable for change of use or redevelopment (subject to consents)
- Site area of approx. 0.06 Ha (0.15 Acres)
- Popular residential location

#### Lot

22

#### Auction

27th March 2025

#### Rent

£24,000 per Annum Exclusive

#### Status

Available

#### Sector

Healthcare, Development

#### Auction Venue

Live Streamed Auction

On Behalf of Receivers

### Location

**Miles** 10 miles north of Bournemouth, 13 miles south of Salisbury  
**Roads** A338, A31,  
**Rail** Bournemouth Railway Station  
**Air** Bournemouth Airport

### Situation

The property is situated on the east side of St Stephens Lane, immediately adjacent to Ringwood Road (B3081). Verwood is an affluent suburb of Bournemouth and Poole. The immediate vicinity to the property provides predominantly residential dwellings whilst Lidl, Co-op Food, Texaco Filling Station and a selection of independent restaurants are located nearby.

### Tenure

Freehold.

### Description

The property comprises a single storey detached audiologist office and car parking to the front upon a site area of 0.06 Ha (0.15 Acres). The property may be suitable for future change of use or redevelopment subject to the lease and necessary consents.

### Octopus Bridging Loan for Buyers

Not available

### Note

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Office	84.30	(907)	CLARITY HEARING SOLUTIONS LIMITED t/a Imperial Hearing	10 years from 01/01/2017	£24,000
<b>Total</b>		<b>84.30</b>	<b>(907) (1)</b>			<b>£24,000</b>

(1) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

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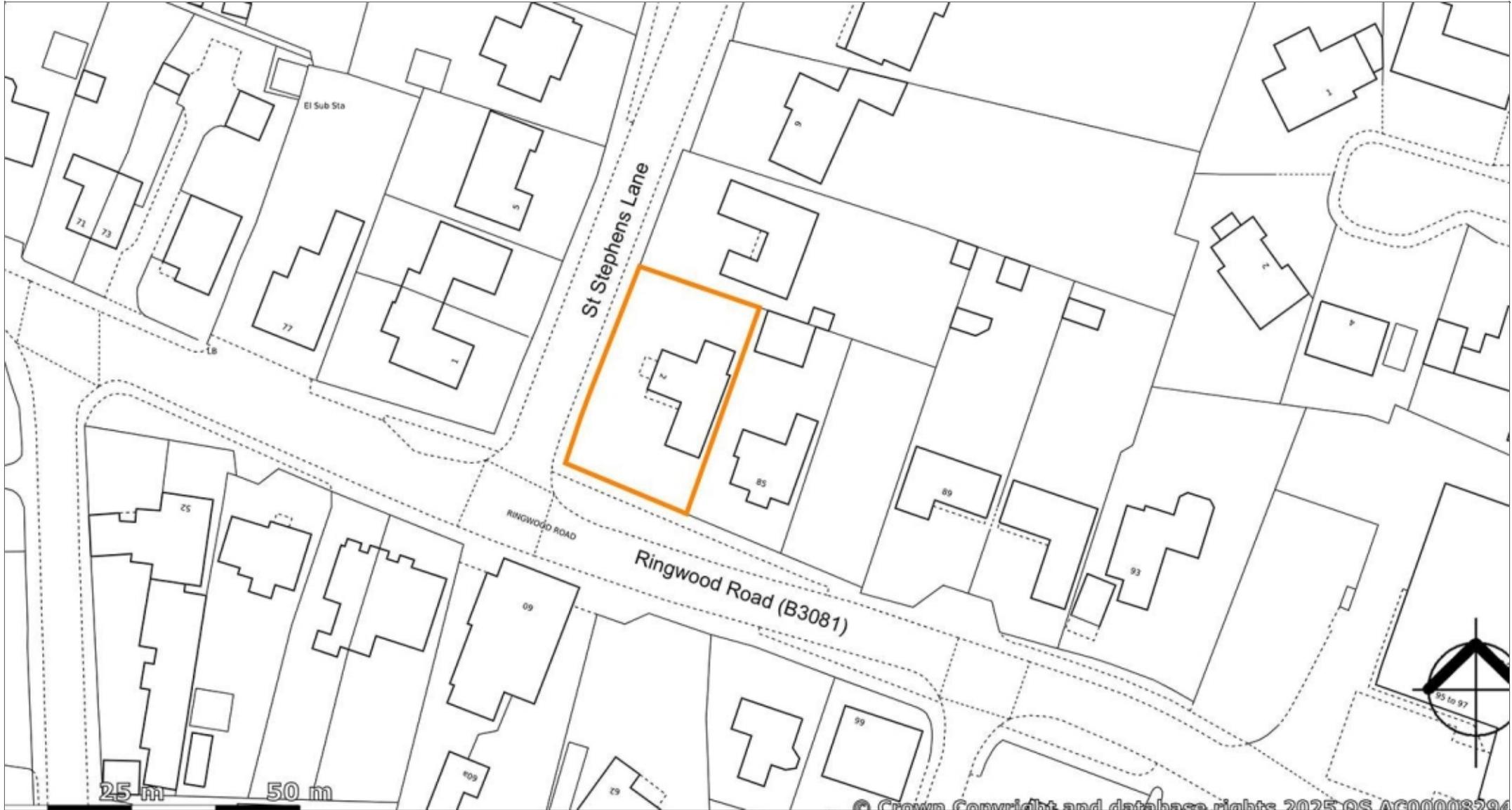


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## Contacts

### Acuitus

#### Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

[jon.skerry@acuitus.co.uk](mailto:jon.skerry@acuitus.co.uk)

#### Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

### Seller's Solicitors

#### TLT LLP Bristol

1 Redcliff St

Redcliffe

Bristol

BS1 6TP

#### Robert Counsell

0333 006 0000

[Robert.Counsell@TLTsolicitors.com](mailto:Robert.Counsell@TLTsolicitors.com)

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2024