



Sanderson
Weatherall

D1 Accommodation To Let

Guy Thomas
& Co  RICS
www.guythomas.com



Argyle Street Medical Centre, Argyle Street, SA72 6HL

sw.co.uk



Location

Pembroke Dock is the principal town within South Pembrokeshire. Together with the adjoining Pembroke, the population is circa 18,000. Pembroke Dock is served by the A477 trunk road which runs from the A40 at St. Clears. It has a ferry terminal from which ferries sail twice-daily to Rosslare in Ireland operated by Irish Ferries. There is also a deep-water cargo port adjacent to the ferry terminal. Pembroke Dock railway station provides regular services to Carmarthen via Tenby.

The Argyle Street Medical Centre is situated at the junction of Argyle Street and Bush Street in the town centre adjacent to the Pembrokeshire County Council offices in a secure site.

Description

The Medical Centre is a substantial modern 2-storey purpose built premises. Lloyds Chemists have a Pharmacy at the opposite end of the surgery. The subject premises were until recently occupied by an optician and would lend themselves well to another complimentary use albeit there are no restrictions against the premises being used for a medical related use (other than planning). There is a substantial car park surrounding the Medical Centre which is shared with the adjacent Council offices. There are 2 allocated spaces with this unit.

Accommodation

We have calculated that the premises provide the following net accommodation:

| | Sq m | Sq ft |
|---------------------|--------------|------------|
| Ground Floor | | |
| Main room | 45.93 | 494 |
| Rear room | 11.93 | 128 |
| Kitchen | 7.13 | 77 |
| Store | 2.29 | 25 |
| First floor | | |
| Office | 15.68 | 169 |
| Store | 4.83 | 52 |
| TOTAL | 87.79 | 945 |

Energy Performance Certificate (EPC)

The property has been given an EPC of C70

Rateable Value

The property has a rateable **value** of £16,750.

Rent

£10,000 per annum.

Tenure

The property is available by way of a new lease for a term to be agreed.

Planning

The premises currently have consent for D1 use which includes uses such as clinics, health centres, creches, day nurseries, education and training centres etc. It would also lend itself to a number of other uses such as office or retail, subject to consent.

Legal Costs

Each party to be responsible for their own legal costs in this transaction.



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Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

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Viewing and Further Information

Strictly by appointment only with the agents:-

David Ferris
0117 338 1817
david.ferris@sw.co.uk

Sanderson Weatherall LLP
30 Queen Square
Bristol BS1 4ND

Or our Joint Agents

Richard Ormond
Guy Thomas & Co
01646 682342
guy1thomas@btconnect.com

33 Main Street
Pembroke
SA71 4JS

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Weatherall

sw.co.uk