

TO LET



MEDICAL / HEALTH CARE ACCOMMODATION

Northgate Health Centre, Old Smithfield, Bridgnorth, Shropshire, WV16 4EN

- 7,545 sq ft (701 sq m) located at second and third floor level
- Suitable for D1 Use
- Alternative uses considered (subject to planning)
- Situated less than half a mile from the centre of Bridgnorth
- Northgate Health Centre has 16,500 registered patients

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Location

Northgate Health Centre is situated on Old Smithfield Road, less than half a mile from the centre of Bridgnorth.

Description

The available accommodation is situated on the second and third floors of the Medical Centre.

Access to each floor can be gained through the medical centre or for additional access to the third floor space, a separate access can be created via the fire door next to the main entrance.

Naturally, given the existing use, the property is ideal for occupiers within the medical and health care services, however other uses would be considered, subject to planning.

No parking spaces are available however there is a large car park next to the centre where passes will be available from the local council.

Accommodation

Floor

| | | |
|--------------|-------------------------------|---------------------|
| Second | 1,829 sq ft 839 sq ft | 170 sq m 78 sq m |
| Third | 4,874 sq ft | 453 sq m |
| Total | 7,545 sq ft (701 sq m) | |

Rental

£8.50 per sq ft, per annum

Business Rates

To be assessed upon occupation.

2018/2019 Rates payable 48p in the £.

Energy Performance Rating

An EPC is available upon request.

Legal Costs

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

References

The successful Tenant will need to provide a satisfactory bank reference and two trade references for approval.

Money Laundering

The successful Tenant will be required to submit information to comply with Money Laundering Regulations.

Services

We understand that mains services are available to the property, namely water, electricity and gas and mains sewerage.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within the confines of these particulars are excluded from the letting.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending Tenant should satisfy themselves independently as to VAT in respect of any transaction.

Viewing

Strictly by prior arrangement with the Sole Agents.

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