



Bottesford Surgery

25 Walford Close | Bottesford | Nottingham | NG13 0AN



YOUR PROPERTY EXPERTS



Property at a glance

- To Let
- Energy Rating D
- Detached Building
- DI Non-Residential Institutions Use Class
- Current Use, Doctors Surgery
- Ideal as a Surgery, Clinic, Health Centre, Crèche, Day Nursery or Variety of Uses
- Vacant Possession from January 2020
- Approximately 10 Car Parking Spaces and Grounds
- Central Village Position
- Adjacent to Pharmacy

Rent: £23,500 pa

Bottesford Surgery

Located in this well regarded location of Bottesford is this detached single storey clinic currently let to a Doctors Surgery who are due to vacate at the end of 2019/beginning of 2020. The current rateable value is £6,014.75 per annum and the approximate internal floor area is 1,400 sq.ft. The building is divided into an entrance lobby, reception, receptionists office, two clinic room and nurses room and three offices as well as two WC's and a staff room/kitchen. The property is well maintained throughout with sealed and secondary glazing and gas fired central heating.

Canopy Porch

A covered porch with paving and glazed door leading through to the main building.

Entrance Lobby

With carpeted floor, central heating radiator and glazed door into the reception.

Reception

16'10" (5.13m) x 13'11" (4.24m) on average to include the entrance lobby

With vaulting high level ceilings, three Velux windows affording natural light into the reception, two radiators (one encased within a cover), CCTV, reception kiosk with glass sliding door and entrance door into the surgery and inner corridor.

Reception





Laser Toner Cartridge

Emergency equipment

Keep your vaccines healthy

flu

Measles and mumps

Keep the symptoms

Inner Corridor

With access through to a loft. There are three central heating radiators and emergency exit door to the side elevation, doors from the inner hall lead through to:

Reception Office

12' (3.67) x 12'1" (3.69) on average

With glazed sliding doors back through to reception, fitted reception desk, two glazed windows to front elevation, strip lighting and door through to staff area/kitchen.

Staff Area/Kitchen

11'7" x 12'4" (3.53m x 3.76m)

With partly vaulted ceiling with large Velux roof light and further glazed window to the front. There is a row of fitted base units with stainless steel sink, space for a fridge and laminate worktop, tiled splashback to the walls, non-slip floor, fitted strip lighting and CCTV camera, fitted desk and drawers.

Nurse Room

16'9" x 12' (5.1m x 3.66m)

With a non-slip floor, strip lights to the ceiling, natural light via a glazed ceiling tile and further glazed window to the rear. There is fitted base units with a stainless steel sink and additional oval bowl, tiled splashback to the walls, central heating radiator and numerous power points.

Consulting Room One

15'9" (4.79) maximum x 12'9" (3.88)

With a glazed window with secondary glazing to the front and side elevations, the rear of the room has a vaulted ceiling with double height ceiling and sealed glazed window to the rear with secondary glazing. There is a row of fitted base units with hardwood tops, inset is a sink with tiled splashbacks to the wall, strip lighting to ceiling and central heating radiator.

Consulting Room 2

12' (3.66) x 12' (3.66) maximum

With a sealed and secondary glazed window to the rear elevation, strip lights to ceiling, fitted base units with solid wood tops and sink inset with splashback to the walls and central heating radiator.

Practice Managers Office

16'9" x 10'1" (5.1m x 3.07m)

Two interconnecting rooms (measured as a whole) with the front office having a window to the front elevation and door to reception, door to rear office with further door to rear hallway, central heating radiator and strip lighting to ceiling.

Office

15'10" x 8'10" (4.83m x 2.7m)

With a secondary sealed glazed window to the side elevation, stripped lighting to the ceiling and central heating radiator.

Toilet Facilities

6'3" x 6'2" (1.9m x 1.88m)

Fitted with a WC and wash hand basin with tiled splashback to the wall, non-slip flooring and central heating radiator.

Store and WC

12'1" x 4'2" (3.68m x 1.27m)

With non-slip flooring, a separate toilet with WC and wash hand basin, tiled splashback to the wall and radiator. Access from the store through to:

Boiler Room

11'7" x 4'5" (3.53m x 1.35m)

With a ceramic sink, floor mounted boiler and consumer unit.

Outside

The property has the benefit of its own private car park located to the front of the building, currently providing parking for approximately 10 vehicles with tarmac and gravelled areas. There are also gardens which surround the building which are currently lawned and pathways leading to the emergency exit. Pathways also link to the Well Pharmacy building and back towards the village centre.



A help...

Order your report...

Public Health Notice

Public Health Notice

Order Line 01753 850000

Fire Alarm Control Panel

Lease Terms

The property is available to let on a minimum term of three years on a fully repairing and insuring lease. A reference fee will be payable of £150 if successful, a contribution of £250 plus VAT will be payable towards the cost of drawing up the lease. Two months deposit is payable and the first months rent is due in advance.

Viewing

Strictly via Bentons. Please contact Melissa Hopson on 01664 563892 or email melissah@bentons.co.uk

Business Rates

The property has a rateable value of £6,014.75 per annum.

Location

Bottesford is a particularly well serviced village offering an excellent range of shopping and schooling facilities. Being well placed for fast access to the near-by Market towns of Bingham, Melton Mowbray and Grantham, the near-by A52 which by passes the village affords fast access to Nottingham, the A46 and A1/intercity line at Grantham.





Ground Floor



Bentons specialise in the marketing of quality homes throughout Leicestershire and Nottinghamshire. For confidential and personal valuation advice call Residential Partner James R. Warne BSc. UES. With 26 years of local market knowledge backed up by a team of 28 professional staff and the very latest in technology, James is delighted to offer free Marketing Advice. He will discuss all aspects of selling your home to include 3 different marketing strategies to suit you, from his "Discreet" marketing service to "Low Profile" or full marketing, the choice is yours.

EPC RATING

N.B. All measurements are approximate. These Sale Particulars have been prepared by BENTONS upon instruction of the Vendor(s). Services, Fittings and equipment referred to within the sales particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the prospective Buyer(s) must make their own enquiries regarding such matters. These particulars are intended to give a fair description but their accuracy is not guaranteed. Nor do they constitute an offer or contract.



SELLING YOUR PROPERTY

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