

# TO LET



## **MEDICAL / HEALTH CARE ACCOMMODATION**

Market Drayton Primary Care Centre, Maer Lane,  
Market Drayton, Shropshire TF9 3AL

- 7,804 sq ft (725 sq m) located on the first and second floor levels
- Suitable for D1 Use
- Alternative uses considered (subject to planning)
- Situated close to Market Drayton Town Centre
- Market Drayton Priary Care Centre has 17,505 registered patients

**MEDICAL / HEALTH CARE ACCOMMODATION**

Market Drayton Primary Care Centre, Maer Lane, Market Drayton, Shropshire  
TF9 3AL

**Location**

Market Drayton Primary Care Centre is situated on Maer Lane, adjacent to Morrisons Supermarket. Market Drayton is approximately 16 miles from Stoke-on-Trent and 21 miles from Shrewsbury.

**Description**

The available accommodation is situated on the first and second floors of the Care Centre and is accessed via the existing medical centre reception and staircase. A passenger lift also provides access to the upper floors.

Access to the second floor is also available via a separate access and therefore could be self-contained.

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.

The Care Centre benefits from a large car park.

**Accommodation**

First Floor	872 sq ft	(81 sq m)
	377 sq ft	(35 sq m)
	807 sq ft	(75 sq m)
Second Floor	5,748 sq ft	(534 sq m)
<b>Total</b>	<b>7,804 sq ft</b>	<b>(725 sq m)</b>

**Rental**

£8.50 per sq ft, per annum

**Business Rates**

To be assessed upon occupation.

2017/2018 Rates payable 47p 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.

**01905 728 444**

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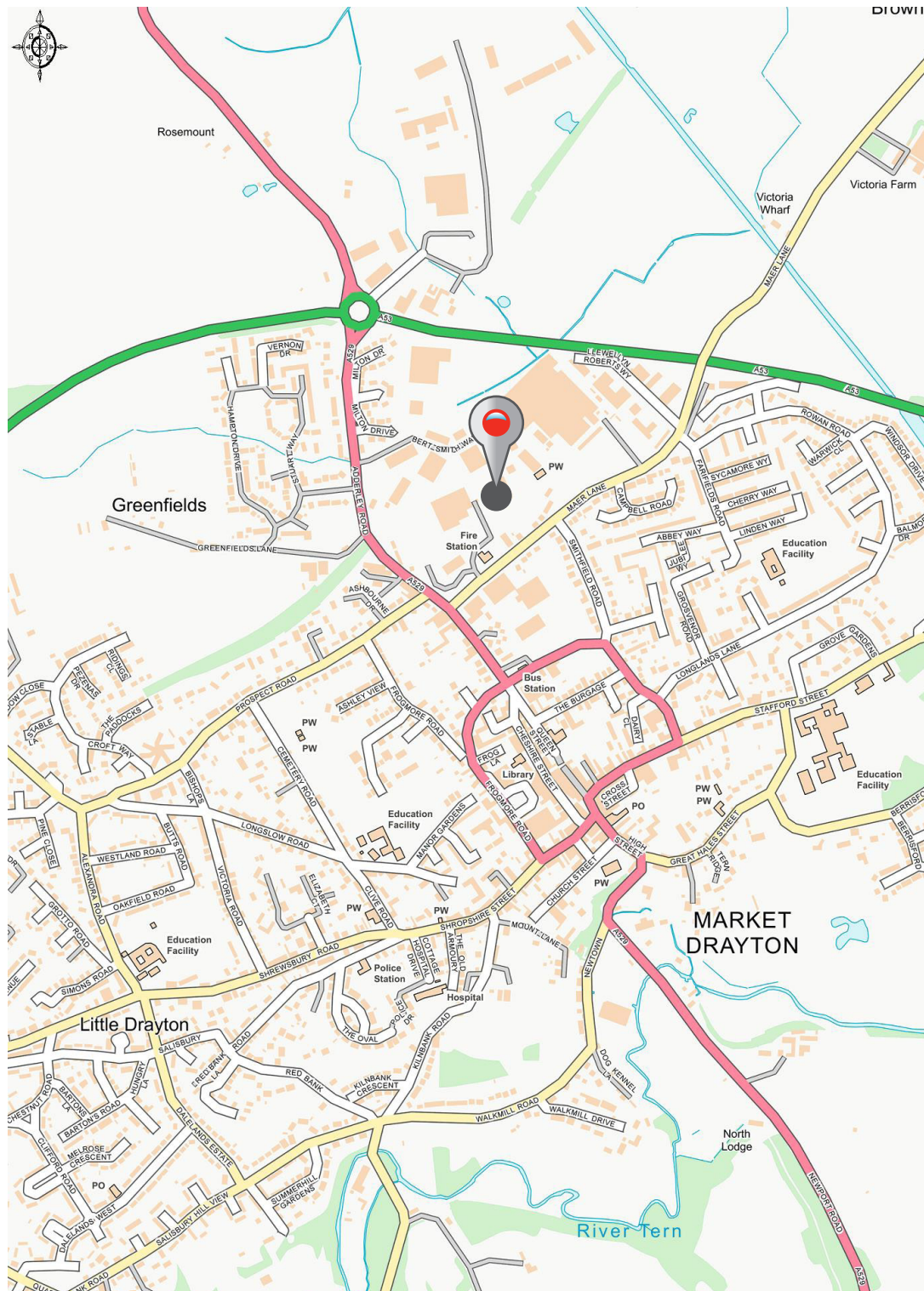




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