



MEDICAL / HEALTH CARE ACCOMMODATION

Ombersley Medical Centre, Main Road, Ombersley WR9 0EL

- 2,421 sq ft (225 sq m) located at first floor level
- Suitable for D1 Use
- Alternative uses considered (subject to planning)
- Situated in the Village of Ombersley, just off the A449 Worcester to Kidderminster road
- Ombersley Medical Centre has 4,313 registered patients



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Location

Ombersley Medical Centre is situated in the Village of Ombersley, just off the A449 Worcester to Kidderminster road. Ombersley is approximately 6 miles north of Worcester and 10 miles south of Kidderminster.

Description

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

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 medical centre benefits from a large car park.

Accommodation

First Floor 2,421 sq ft (225 sq m)

Rental

£21,000 per annum exclusive

Business Rates

To be assessed upon occupation.

2017/2018 Rates payable 47.p in the £.

Energy Performance Rating

Energy Performance Rating is C.

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

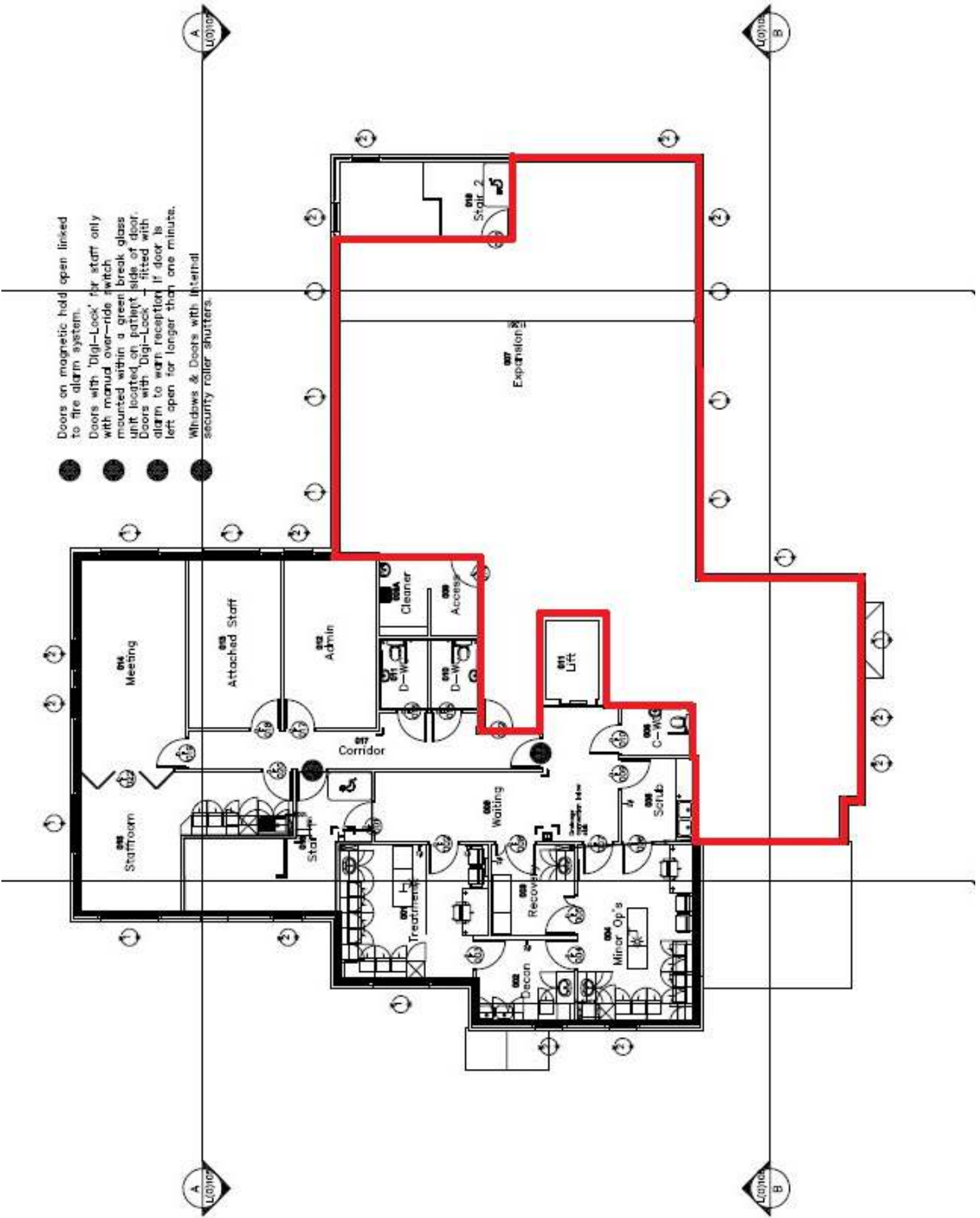
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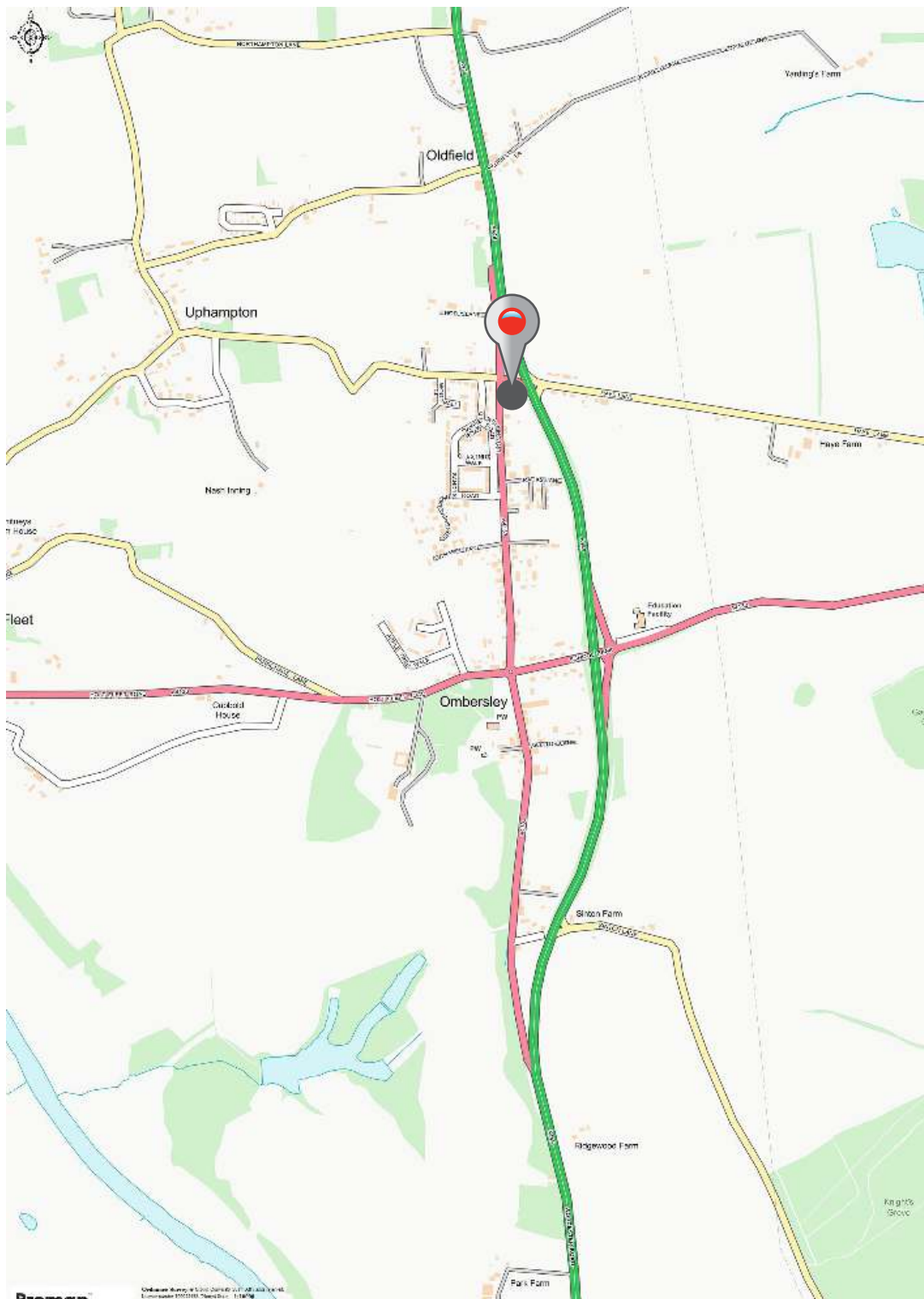
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TO LET

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