

## TO LET

Former Doctors Surgery – Suitable for  
Multiple uses under new E Use Class

Approx. 1,044 Sq. Ft. (96.99 Sq. M.)

## FORMER BRICKFIELD ROAD SURGERY

4 Brickfields Road, South Woodham Ferrers, Essex, CM3 5XB

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- Sought After D1 Use (E Class from 1<sup>st</sup> September 2020)
  - Ground Floor Former Doctors Surgery
  - Four Treatment Rooms
  - Opposite ASDA Superstore
  - New Lease Available
  - Available Now

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01268 532425**  
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## LOCATION

South Woodham Ferrers was developed in the 1980's in conjunction with Essex County Council, the main land owner at that time. The town has moderate estate developments of residential properties of various types and sizes and a purpose built town centre. The town centre has a number of retail properties situated next to the Asda supermarket, petrol filling station and surface car park. The town has a number of schools, purpose built industrial estates and a railway station which provides direct access to London Liverpool Street, with an approximate journey time of 55 minutes.

## DESCRIPTION

Former GP surgery located next to ASDA supermarket in the town of South Woodham Ferrers. The property occupies a prominent corner site on the junction of Merchant Street and Brickfields Road. Opposite the surgery is the local high street. The property is of irregular shape and comprises four treatment rooms, a large waiting area/reception, kitchen and male/female WC.

## ACCOMMODATION

Total 1,044 Sq. Ft. (96.94 Sq. M.)

The above floor areas are approximate and have been measured on a net internal basis.

## TENURE

The premises are available on a full repairing and insuring lease, further details upon application.

## PLANNING

The Use Classes Order has been updated and from September 2020 D1 clinics and health centres will now be classified as E Class. E class is suitable for various business uses including Shops, creches, day nurseries, office, gyms and café/restaurant use.

## EPC

An EPC has been commissioned and will be available upon request.

## RENT

£16,500 per annum exclusive.

## VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

## BUSINESS RATES

Further details upon request.

## SERVICE CHARGE

A service charge is applicable. Further details on application.

## LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

## CONTACT

Strictly by appointment via sole agents:

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