TO LET

FISHER GERMAN

MEDICAL / HEALTH CARE ACCOMMODATION

Bewdley Medical Centre, Dog Lane, Bewdley, Worcestershire
DY12 2EF

- 2,831 sq ft (263 sq m) located at first and second floor level
- Suitable for D1 Use
- Alternative uses considered (subject to planning)
- Situated in the Town Centre
- Bewdley Medical Centre has 15,370 registered patients and also incorporates the Public Library

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Location

Bewdley Medical Centre is situated on Dog Lane, in Bewdley Town Centre. Bewdley is approximately 3.5 miles west of Kidderminster.

Description

The available accommodation is situated on the first and second floors of the newly constructed Medical Centre.

The main staricase and passenger lift is accessed from the entrance lobby of the surgery. Alternatively a seperate door from the car park provides access to the Public Library lobby, which in turn leads to a secondary staircase leading to the upper floors. Therefore there is potential to create a self-contained access to the accommodation available.

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. In addition, there is a large public car park adjacent to the Medical Centre car park.

Accommodation

First Floor	217 sq m	(2,336 sq ft)
Second Floor	35 sq m	(377 sq ft)
	11 sq m	(118 sq ft)
Total	**263 sq m (2,831 sq ft)**	

Rental

£8.50 per sq ft, per annum

Business Rates

To be assessed upon occupation.

2017/2018 Rates payable 47.p 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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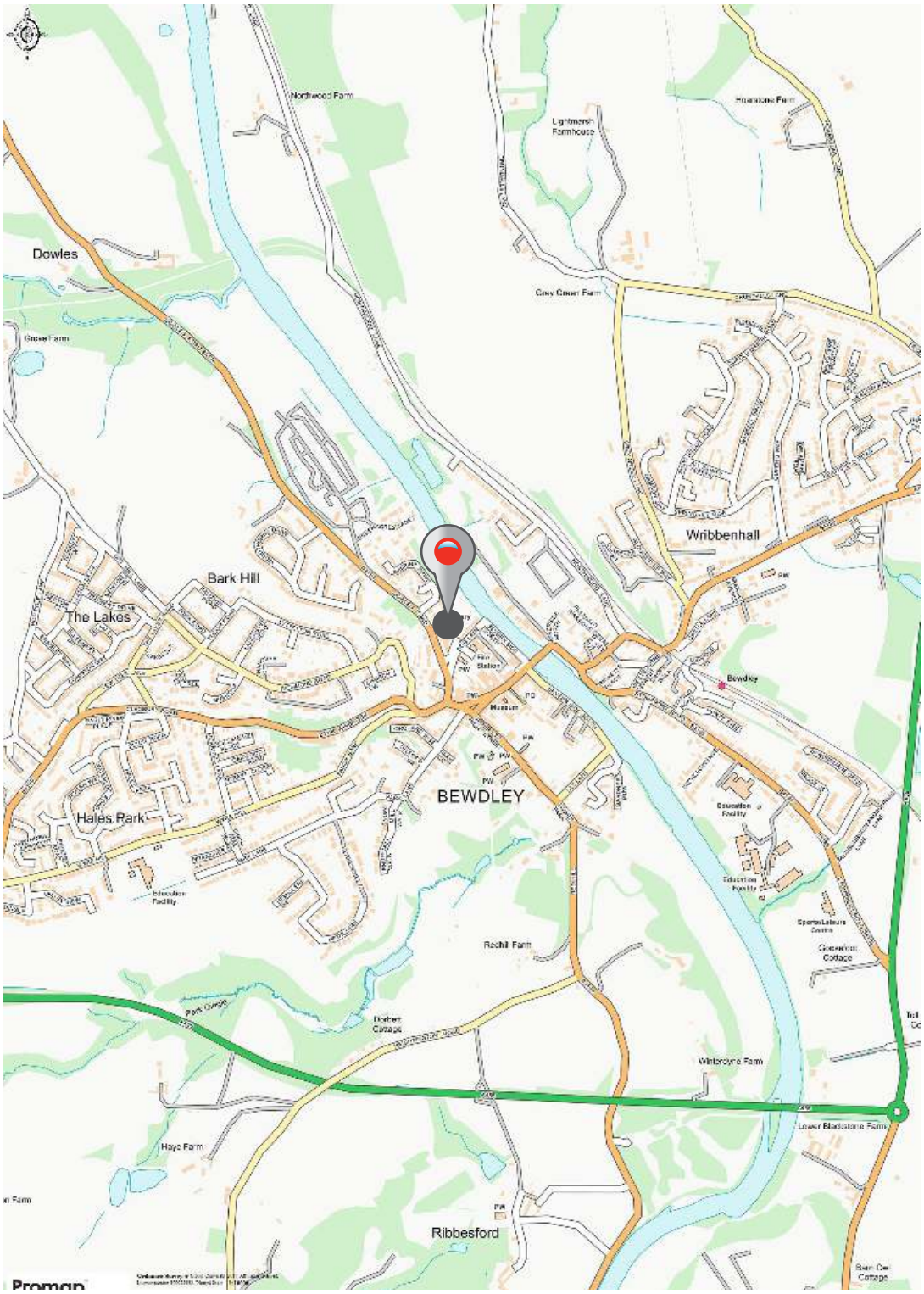

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