

Lease for Assignment Healthcare Facility

3,207sq ft (298sq m)

The Surgery, Dickens Place
Chelmsford, CM1 4UU



*5 Existing Consulting/Treatment Rooms

*Allocated Parking

*First Floor Administration Offices

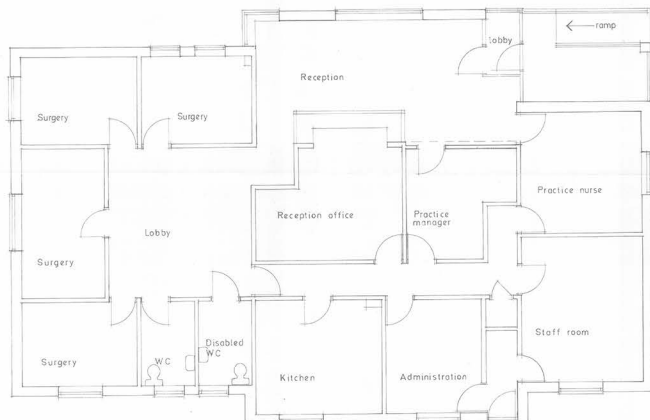
*Reception/Lobby

*DDA Compliant Access

*Lease for assignment

ROBERT
DEWAR
ASSOCIATES

01245 350160
www.robertdewar.co.uk



Existing Ground Floor Plan



VAT

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

BUSINESS RATES

Interested parties are advised to make their own enquiries of Chelmsford City Council for verification of the rates payable.

EPC

D 88

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

James Dewar

Tel: 01245 350160

Email: jim@robertdewar.co.uk

LOCATION

Dickens Place Surgery is located on the established Newlands Spring to the north west of Chelmsford city centre, The building is situated to the southern end of Dickens Place close to both Morrisons supermarket and Newlands Spring primary school.

DESCRIPTION

Dickens Place Surgery comprises a two-storey brick built detached building which has allocated parking to the rear of the building. There are two entrances to the property with staff access via the rear and a public ramped access to the main reception area. There are 4 consulting rooms on the ground floor as well as staff facilities and WCs. There is a further administrative area on the 1st floor which is open plan. The planning permission for the is property is limited to medical uses or related fields.

ACCOMMODATION

Ground Floor	1,294 sq ft (120.36sq m)
First Floor	582 sq ft (54.13sq m)
Total yard	1,876 sq ft (174sq m)

TENURE

The property is available by way of an assignment or sub letting. Further details are available upon request.

RENT

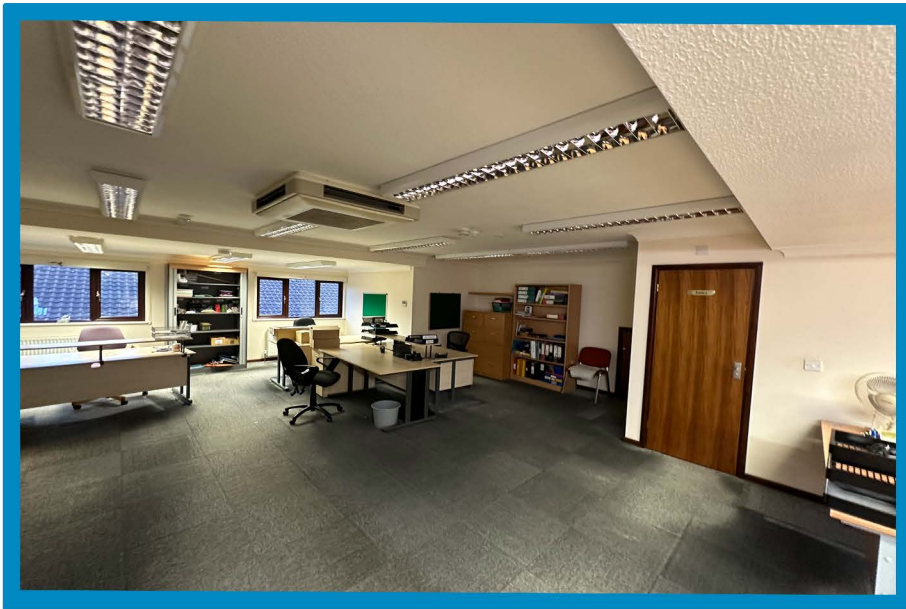
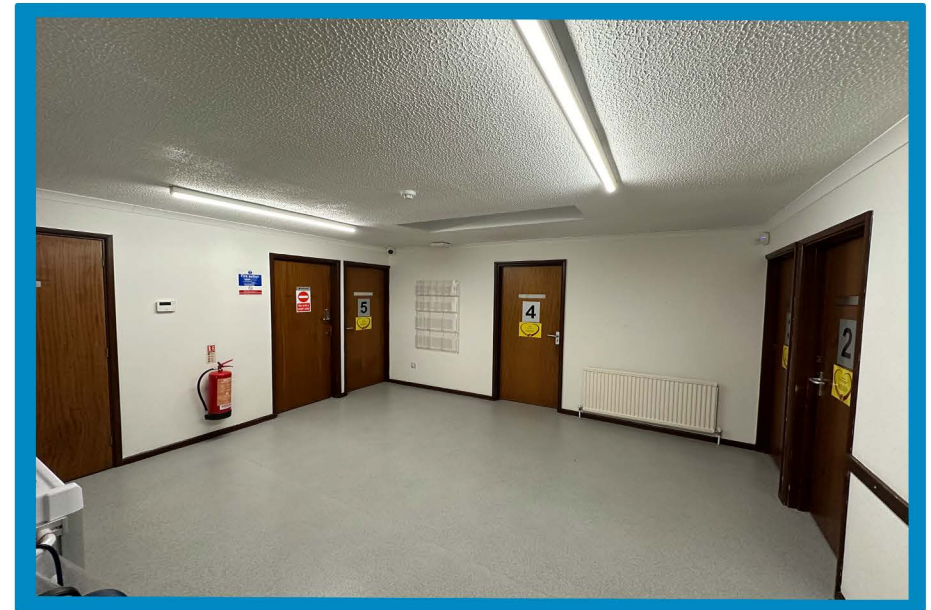
£39,550 per annum exclusive.



DISCLAIMER: No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Robert Dewar Associates endeavor to maintain accurate descriptions of properties however, these are intended only as a guide and purchasers/lessees must satisfy themselves by personal inspection. All negotiations to be conducted through Robert Dewar Associates. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These particulars do not constitute any part of an offer or contract.

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