

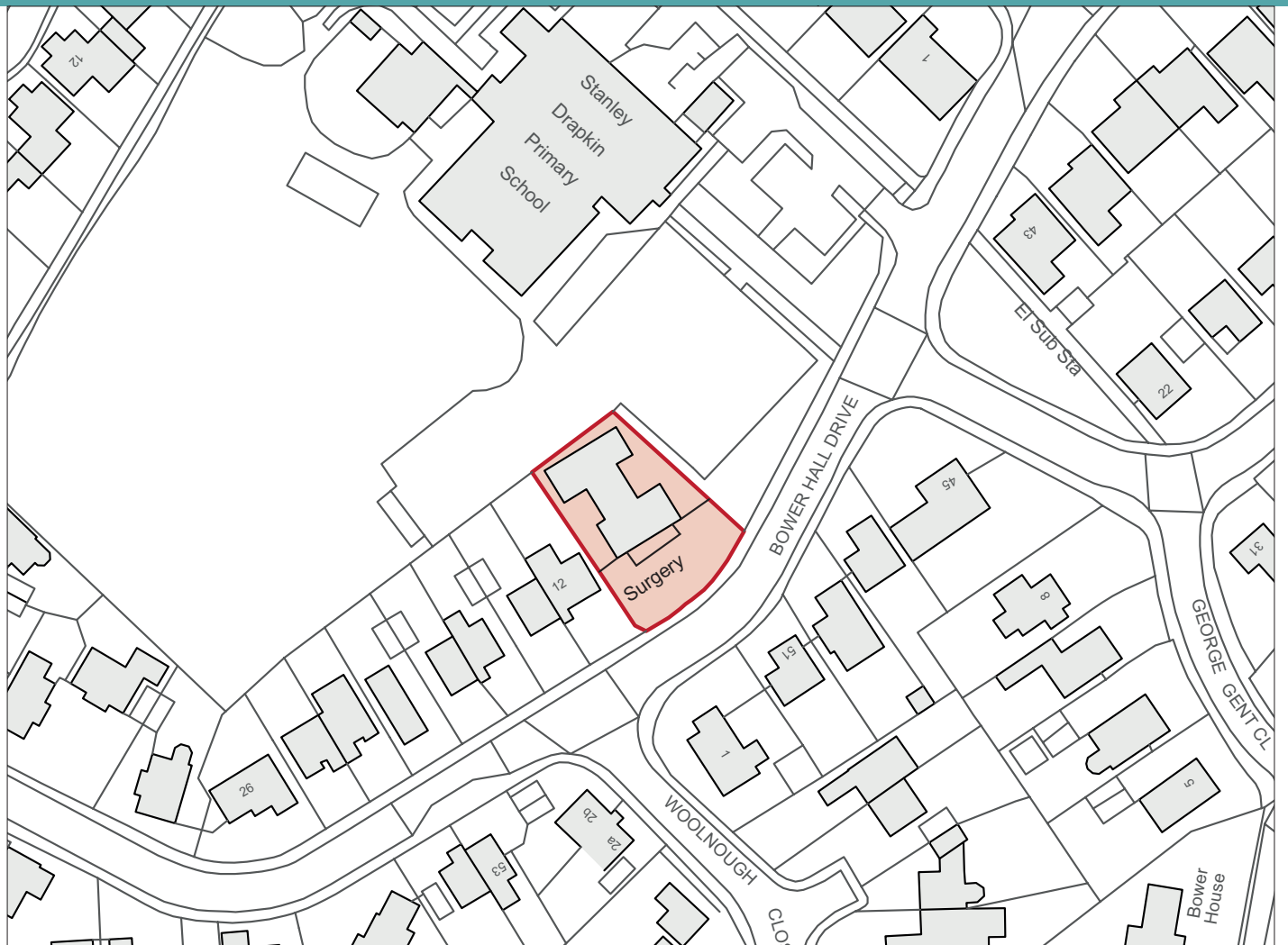
FOR SALE or TO LET

The Surgery, 10 Bower Hall Drive, Steeple Bumpstead, Essex, CB9 7ED

Located on Bower Hall Drive within the residential area of Steeple Bumpstead. A former Doctor's Surgery. Use class E. Potential for Medical, Day Centre or Nursery uses.

182m² (1959ft²)





Location and Directions

Bower Hall Drive can be easily found using the location plan in these particulars.

Description

A modern purpose-built medical building of brick under tile roof. The building is on two floors divided into consulting and treatment rooms together with offices, storage and reception area as shown on the attached plans.

To the front there is a car park offering 7 spaces and small garden areas to either side.

The building offers a total gross internal footprint over two floors of approximately 182m² (1959ft²).

Planning

The property lies in the area covered by Braintree District Council. Potential purchasers must satisfy themselves on all planning and potential planning for the site.

The current building was opened as a new specially designed Surgery on 1st November 1987. It has been closed since February 2022.

EPC

EPC Certificate number 0830-0636-2359-2690-1092.
Energy Rating D

Rateable Value

Currently the rateable value is £6600.00.

Tenure and Possession

The property is owned freehold with vacant possession upon completion. To let on a three or five-year FRI lease is offered. Further details are available from the selling agents.

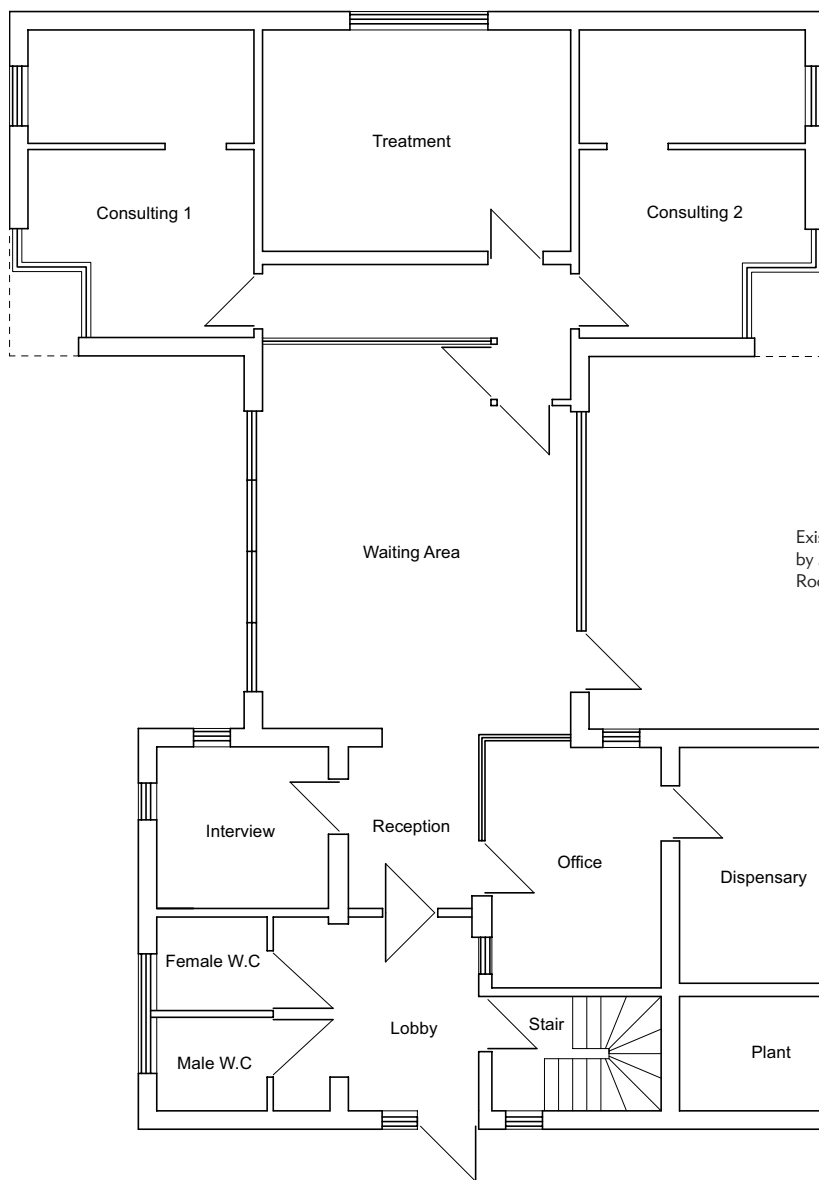
Services

Mains water, mains electricity, mains drainage, and mains gas. The water and gas have been disconnected as the building is unoccupied. Purchasers would have to make their own arrangements for the reconnection.

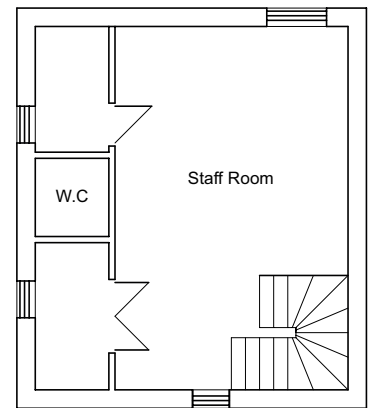
Wayleaves, Easements, Covenants and Rights of Way

The property will be sold subject to and with the benefit of all existing wayleaves, easements, covenants, and rights of way, whether or not disclosed.

The property is offered for sale for some form of employment use. A restriction would be imposed on the sale such that overage would be charged in the event of planning permission being granted for change of use for a non-employment use during a period of 25 years from the date of completion. Further details are available from the selling agent.



Existing Plans based on historic working drawings produced by J.A.P Architects (October 1985)
Room names refer to previous/original use as a surgery.



Ground Floor Plan

First Floor Plan

Local Authority

Braintree District Council,
Causeway House,
Braintree,
Essex, CM7 9HB.

Telephone: 01376 552525

Safety

All viewers should be as vigilant as possible when inspecting the site for their own personal safety.

Plans, Areas, and Schedules

These are based upon the Ordnance Survey National Grid and are for reference only. The purchaser(s) will be deemed to have satisfied themselves of the land as scheduled

Terms

The property is offered for sale or to rent.

VAT

In the event that Value Added Tax becomes payable in

respect of the property, or assets sold to the purchaser(s) in addition to the consideration, will pay the vendor the full amount of such Value Added Tax.

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

All viewing will be strictly by appointment only through Bryant Land & Property.

Anti-Money Laundering

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract), prior to solicitors being instructed.

Legal costs

Each party to bear their own legal costs associated with the transaction

Contact

Jim Bryant at Bryant Land and Property

Telephone: 01223 842675

Email: jim@bryantlandandproperty.com

Address: Manor Farm, Manor Road,
Little Shelford, Cambridge, CB22 5HF

Agent's Note

Bryant Land and Property, for themselves and for the sellers of this property, whose agents they are, give notice that:

1 The particulars are set out as a general outline only and for the guidance of intended buyers and do not constitute nor constitute part of an offer or contract.

2 All descriptions, dimensions, references to conditions, necessary permissions of use and the occupation and other details are given without responsibility and any intending buyers should not rely on them as a statement or representations of fact, but must merely satisfy themselves by inspection or otherwise as to the correctness of each of them.

3 No member of or person in the employment of Bryant Land and Property has authority to make or give any representation or warranty whatsoever in relation to this property.

4 The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumption should be made that the property has all necessary planning, building regulation or other consents.



Bryant Land and Property

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