

FOR SALE
Due to relocation

Ashfield Surgery and Premises
Merthyr Mawr Road
Bridgend
CF31 3NW



- Available For Sale a purpose built surgery and premises providing approximately 338 sq.m (3631 sq.ft) net internal area of accommodation being set within a self-contained site with 14 car parking space.
- Existing D1 Planning Consent but offering up potential for a variety of uses including alternate health care or surgery use, business centre, creche and day nursery, community use, health & beauty use, subject to the obtaining of any necessary change of use planning consent.
- Situated in a convenient and highly prominent "edge of town" location on the corner of Merthyr Mawr Road and Langenau Strasse.
- Sale Price: £475,000.

Ashfield Surgery and Premises

Merthyr Mawr Road

Bridgend

CF31 3NW

LOCATION

Ashfield Surgery is situated in a convenient and highly prominent location on the corner of Merthyr Mawr Road and the A473 dual carriageway (Langenau Strasse) which skirts to the southwest of Bridgend town centre.

The property is considered to be located in a convenient "edge of town" location within an easy 2 minute or so walk of the town centre but at the same time enjoying an accessible "edge of town" location with onsite car parking.

Bridgend is the administrative and commercial centre for Bridgend County Borough with the town enjoying excellent road and rail links with Cardiff lying approximately 23 miles to the east and Swansea 20 miles to the west.

DESCRIPTION

The property briefly comprises of a purpose built two storey doctors surgery and premises that is currently configured so as to provide for consulting rooms on ground floor with office space above.

The property is built to a traditional standard of construction with masonry elevations under a tiled pitched roof. Whilst the property is purpose built as a GP's surgery the property is considered suitable for a variety of alternate commercial uses subject to the obtaining of any necessary change of use planning consent.

The property is set within a self-contained site with substantial frontage onto the A473 dual carriageway. The property briefly provides the following accommodation:-

Ground Floor: 185 sq.m (1989 sq.ft) net internal area of accommodation laid out as a combination of consulting rooms, admin office accommodation, customer waiting areas together with separate male and female WC's.

First Floor: open plan ancillary/office space providing approximately 153 sq.m (1642 sq.ft) net internal area

NB restricted headroom in part.

The property has vehicular and pedestrian access off Merthyr Mawr Road and has the significant benefit of a 14 space tarmac surfaced car park.

TIMESCALES

The property is available due to relocation and vacant possession is anticipated July 2022. An earlier sale of the property could be considered on the basis that the current occupiers would agree a sale and leaseback arrangement. Further details on application.

TENURE

The property is to be sold freehold tenure and with full vacant possession.

SALE PRICE

£475,000

Whilst subject to contract only offers would be preferred conditional offers on a subject to planning basis would also be considered.

EPC

To be assessed.

VAT

All figures quoted are exclusive of VAT if applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment only through sole selling agents:

Messrs Watts & Morgan LLP

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