



Former Surgery **FOR SALE**

The Milverton Surgery, Creedwell Orchard, Milverton, Somerset, TA4 1JZ

- Located within Milverton's village centre.
- Detached, versatile property with parking.
- Suitable for a number of commercial uses within Use Classes D1, B1, D2 and A1.
- Reception, offices, kitchen and stores totalling 1,020 sq ft.

Freehold. Guide Price: £125,000.

Location

Milverton is located approximately 5 miles west of the county town of Taunton, within 5 miles of Wellington and Junction 26 of the M5 motorway.

The village has a resident population of approximately 1,600 and a large surrounding catchment area.

Description

A detached, single storey purpose built surgery of cavity brick and blockwork construction under a pitched tiled roof.

Pedestrian doors to the front and right hand side provide access to accommodation divided via a mixture of blockwork and stud internal partitioning providing a central waiting area/reception, an administration office, three former surgeries/offices, a kitchen, a store and two WCs, one disabled. There is scope to reconfigure the internal layout to suit alternative uses.

The building has intruder and fire alarm systems, gas fired central heating and loft storage. To the front and side is a yard suitable for parking.

Floor Areas

Reception/Waiting Area	19.95 sq m	215 sq ft
Administration and Offices	62.45 sq m	671 sq ft
Kitchen	10.93 sq m	118 sq ft
Store	<u>1.51 sq m</u>	<u>16 sq ft</u>
Total	94.84 sq m	1,020 sq ft

Planning

The premises' currently have consent for D1 use which includes clinics, health centres, crèches, day nurseries, day centres, galleries, places of worship, education and training centres, all of which would be suitable.

We believe the building is also suitable for B1 (offices), D2 (assembly and leisure, to include a gym or fitness centre) and A1 (retail) Uses subject to planning.

The property is subject to a restrictive covenant preventing residential use, therefore the property is not available for those looking to purchase subject to residential planning.

Services

Mains electricity, water, gas and drainage are connected.

Business Rates

The valuation office website shows the rateable value to be £1,550 pa.

Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable. Small Business Rates Relief of up to 100% is available to those occupiers with rateable values less than £12,000.

Energy Performance Certificate

The property has an Asset Rating of D(85). A full copy of the EPC is available upon request.

Price

The property is available for sale freehold with vacant possession at a guide price of £125,000.

VAT

The property is not registered for VAT, therefore VAT will not be payable on the purchase price.

Viewing

Strictly by appointment with sole agents:-

Joseph Hughes
Greenslade Taylor Hunt
9 Hammet Street, Taunton, Somerset, TA1 1RZ
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Email: joseph.hughes@gth.net



Important Notice –

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.