

PROMINENT D1/SURGERY PREMISES

with 7 x Car Spaces

LEASE FOR ASSIGNMENT

978sq ft (91 sq m) approx.

Note: Our client may also consider a sale of the business - further details on request.



THE SURGERY

THE GREEN • ELSTEAD • SURREY • GU8 6HA

LOCATION:

The premises are located in the centre of Elstead directly opposite The Green. Elstead is a small village providing essential local shopping facilities and amenities and a good selection of pubs and restaurants in the immediate area.

Road communications are good with the A3 (London to Portsmouth Road) close by providing direct access to Guildford, London and the South Coast.

THE SURGERY

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DESCRIPTION:

The premises comprise reasonably modern Medical/Consultancy premises that are currently occupied by Elstead Chiropractic Clinic. The premises are currently arranged on the ground floor and are arranged to provide a Reception area, 3 separate Consulting Rooms together with WC and Kitchen facilities. The accommodation is well appointed with carpeting throughout and good natural light whilst the premises are centrally heated and benefit from a spacious 'airy' feel with the added advantage of designated car parking to the front and rear for some 7 cars.

ACCOMMODATION: (all areas approx.)

Reception:

Treatment Room (1)

Treatment Room (2)

Treatment Room (3)

Kitchen & WC facilities:

Store:

Total 978 sq ft (91 sq m)

LEASE:

The premises are held by way of a Full Repairing and Insuring Lease dated 6th June 2016 for a period of 10 years effective from 6th June 2016. There is a 'tenant only' break option on the 6th June 2021. The rent is subject to rent reviews on the 6th June 2019 and 6th June 2023. A copy of the Lease is available upon request.

RENT:

£14,500.00 per annum exclusive.

VAT:

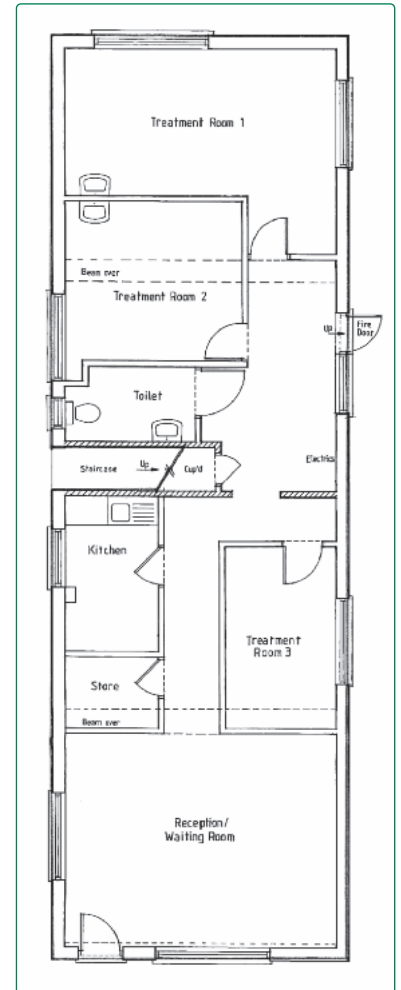
VAT is not applicable.

RATES:

Rateable Value: £14,750.00
Description: Surgery & Premises
Rates Payable: £6,489.00 per annum approx.

VIEWING:

Strictly by prior appointment through the **Sole Agents:**



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NOTE:

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Energy Performance Certificate

Non-Domestic Building

GROUND FLOOR

The Surgery
The Green
Elstead
GODALMING
GU8 6HA

Certificate Reference Number:

9965-3089-0287-0301-6021

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

103

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	99
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	73.9
Primary energy use (kWh/m ² per year):	437.13

Benchmarks

Buildings similar to this one could have ratings as follows:

33

If newly built

98

If typical of the existing stock