



To Let

34 Ford Park Road, Mutley, Plymouth PL4 6NU

Rare opportunity / vacant former doctors' surgery

Prominent Position on Ford Park Road

Total GIA: 250.79 sq m (2,699 sq ft)

4 Car Parking Spaces to the rear

Rent: £25,000 pax

Viewing by prior appointment with
Steve Matcham or Gavin Sagar

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Location & Description

Plymouth is the largest city in Devon and Cornwall, with a resident population of approximately 250,000, which is projected to rise within the next 10 years to approximately 300,000. Plymouth is situated on the border of Cornwall and Devon and is easily accessible, with the main A38 running through the heart of the city west into Cornwall via the Tamar Bridge and east to the M5 Motorway at Exeter, Bristol and beyond.

The property is situated in the Mutley district of the City and fronts onto the south side of Ford Park Road at the junction with Beechwood Avenue within close proximity of Plymouth College. The property has return frontage and a main entrance plus vehicular access from the west side of Beechwood Avenue. The property backs onto a cobbled access lane. Ford Park Road links with Mutley Plain, which is a secondary shopping parade approximately 1 mile north of the City Centre and forming one of the principal access roads to the north of the City Centre. It offers a range of retail shops including supermarkets, and a number of public houses and eating establishments, including a Wetherspoons.

The property comprises a prominent and distinguished end terrace period building converted from a house to its current use as a doctor's surgery. The property includes a small front and side garden, covered pram park area and rear courtyard used as a parking area for doctors and staff. The main entrance is on the side elevation fronting onto Beechwood Avenue and vehicular access to the rear parking area is also from Beechwood Avenue. The property is single fronted and there is an angled 2 storey bay window on the front corner.

The building is has been most recently used as a doctors' surgery as the well-known Park View Medical Practice. The accommodation comprises a ground floor entrance hall / lobby, reception area, reception office, waiting room, 2 doctor's consulting rooms, 1 nurse's treatment room, a disabled patient's WC, boiler room plus circulation areas and internal staircase to

the first floor landing, meeting room, store room, medical notes room, staff common room, staff kitchen, practice manager's office, staff bathroom / WC and separate WC plus circulation areas. Internally, the property has a basic but functional specification which would suit a range of complimentary uses within Use Class D1, but also other uses, subject to usual Planning and other Consents.

Accommodation

Ground Floor:

Waiting Room / Reception	45.94 sq m	494 sq ft
Consulting Room	25.72 sq m	276 sq ft
Consulting Room	12.62 sq m	135 sq ft
Treatment	9.00 sq m	96 sq ft
Total:	124.84 sq m	1,343 sq ft

First Floor:

Meeting Room	25.31 sq m	272 sq ft
Store	17.82 sq m	191 sq ft
Staff Room	22.18 sq m	238 sq ft
Total First Floor	125.95 sq m	1,355 sq ft

Total GIA:	250.79 sq m	2,699 sq ft
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Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The quoting commencing rental £25,000 Per Annum Exclusive.

Rateable Value

The property is assessed under the 2017 Rating List has having a rateable value of £18,750. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk

Energy Performance Certificate (EPC)

The property has been rated **E (115)**

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

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

The landlord supports the code for leasing business premises in England and Wales 2007.

Ref: 12054



Plymouth Office

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