

TO LET SELF-CONTAINED CLINICAL SPACE

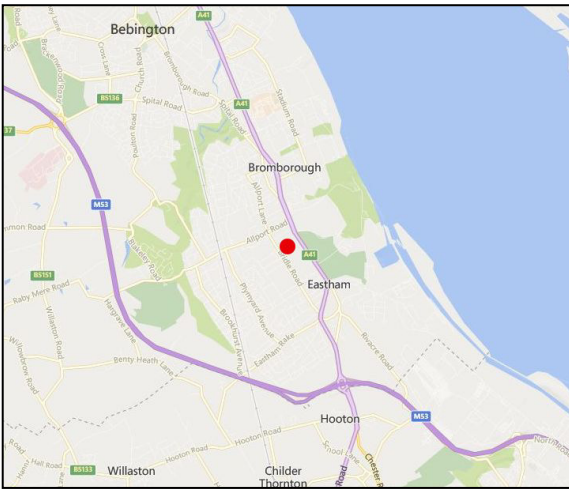
Eddisons



BRIDLE CLINIC, TREETOPS PRIMARY CARE CENTRE, WIRRAL CH62 6EE

- Arranged over ground and first floor.
- Excellent location on a purpose built development.
- Suspended ceilings.
- 1 x passenger lift.
- Air conditioning.
- DDA accessible.

AVAILABLE SPACE
336 m² (3,627 sq ft)



LOCATION

Bridle Clinic is located on the Wirral, roughly equally distanced between the towns of Birkenhead and Ellesmere Port. More specifically in the village of Eastham, bordering Bromborough.

The subject property lies in a predominantly residential area with little commercial use in the village, the main commercial centre is located a short distance away in Bromborough.

Bridle Clinic is small purpose built development designed specifically for health care operators such as GP surgeries, private clinics, day nurseries and other similar uses. There are no general commercial occupiers located on the development.

DESCRIPTION

Bridle Clinic is a self-contained 2 storey purpose built office building located on a development comprising five self-contained units. Bridle Clinic is accessed via a single entrance facing the on-site Pharmacy. At ground floor, the unit offers clinical space, whilst the first floor provides heavily partitioned office accommodation.

The specification is as follows:

- Bulkhead LED and recessed spot lighting
- Carpet and non-slip flooring
- Air conditioning in part
- 1x passenger lift
- Multiple partitioned offices
- Large reception area
- Ample parking spaces

The landlord would consider refurbishing the space in conjunction with tenant requirements.



RATEABLE VALUE

Description / Health Centre & Premises

The current rateable value of £15,500 equates to approximately £4.27 per sq ft per (£46.13 per sq. m.).

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available by way of a new sublease for a term to be agreed.

For further information regarding the terms available please contact the agent detailed below.

LEGAL COSTS

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

EPC

The property has an EPC rating of 72 (C).

VIEWING

By prior arrangement with the agents:

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Tel / 0151 268 5280
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NOVEMBER 2021
SUBJECT TO CONTRACT

For more information, visit eddisons.com
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