

FULCRUM MEDICAL CENTRE, ACKLAM ROAD, MIDDLESBROUGH, TS5 4EQ

TO LET – ROADSIDE MEDICAL CENTRE SUITABLE FOR A VARIETY OF USES



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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www.thomas-stevenson.co.uk

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LOCATION

The property is situated on the east side of Acklam Road, close to the junction with West Lane, approximately 2 miles south west of Middlesbrough town centre.

Middlesbrough is a large town situated in the North East of England and is the focus of the wider Teesside conurbation. Road communication is excellent to the property due to its proximity to the A19 (north & south) and A66 (east & west).

The locality is otherwise generally residential in character being located on one of the principal arterial routes into Middlesbrough.

The property forms part of a small development comprising a doctors surgery, pharmacy, ambulance station and veterinary station.

DESCRIPTION

The property has been occupied as doctors surgery for a number of years and is arranged to provide reception area,, consulting rooms, staff amenities and facilities across ground and first floors.

Externally the property benefits from private car parking for approximately 30 vehicles split between the subject property and adjacent pharmacy.

The building is suitable for a wide variety of uses subject to the necessary consents.

ACCOMMODATION

The property comprises the following approximate floor areas:

Ground Floor	409.89 sq m (4,412 sq ft)
First Floor	142.15 sq m (1,530 sq ft)
Total (NIA):	552.04 sq m (5,942 sq ft)

RATEABLE VALUE

The property has a rateable value of £24,500. Interested parties should contact Middlesbrough Council to confirm the exact rates payable.

PROPOSED TERMS

The property is available to let on a new effective full repairing and insuring lease for a term of years to be agreed at an initial rental of £70,000 p.a.

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LEGAL COSTS

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

VAT

All prices/rentals are exclusive of VAT if applicable.

VIEWING

Strictly by appointment through this office.

Contact

Jack Robinson / Neil Thomas

Tel: 01642 713303 or

Email – admin@thomas-stevenson.co.uk

SUBJECT TO CONTRACT

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Key:

Property to let -



Communal areas -



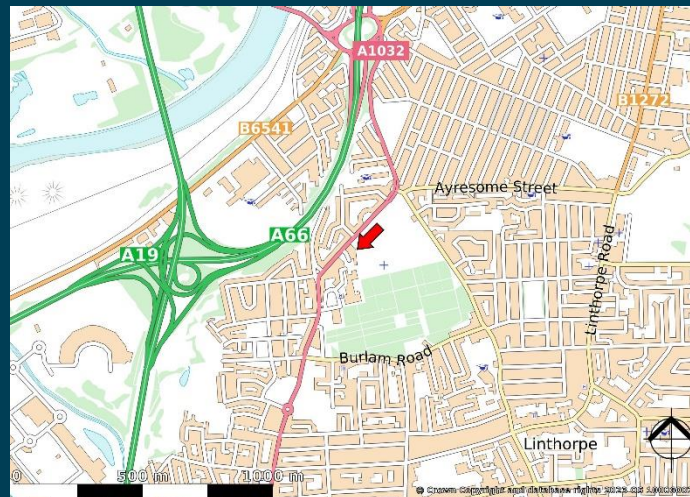
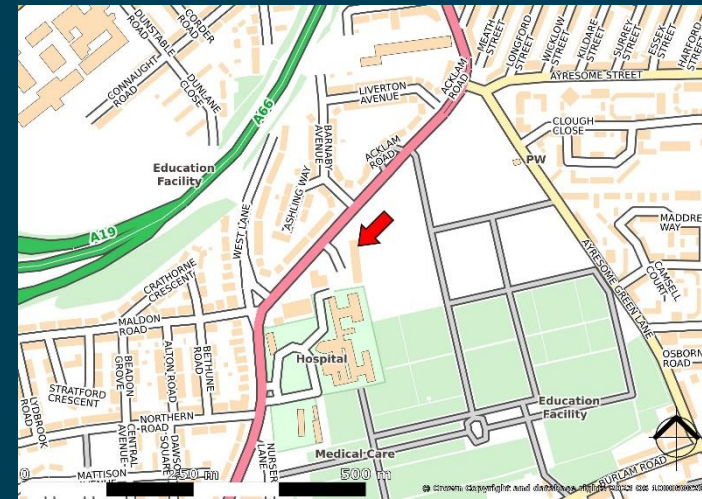
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Energy performance certificate (EPC)

Fulcrum Medical Centre Acklam Road MIDDLESBROUGH TS5 4EQ	Energy rating C	Valid until: 26 February 2032 Certificate number: 1949-7995-0829-3840-2324
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Property type: **D1 Non-residential Institutions - Primary Health Care Building**

Total floor area: **538 square metres**

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is C.

Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built: **24 | A**

If typical of the existing stock: **72 | C**

MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:

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