



# HUDDERSFIELD ROAD SURGERY

BARNSELY | S70 2LT

5 minutes from **M1** jnct 37

**FOR SALE**

628 sq m 6,762 sq ft with car parking

- TO BE LET ON A NEW 15 year LEASE
- 0.25 MILES FROM BARNSELY TOWN CENTRE
- EXCELLENT COVENANT OF GP PRACTICE



## INVESTMENT SUMMARY

- Notional Rent: £83,500 per annum
- Patient list size: 13,086
- FTE doctors: 6.14 | Partners: 6
- Tenants Internal Repairing lease (TIR)
  - Term: New 15 year lease
  - Rent reviews: Upward only every 3 years

## OFFERS INVITED

Price Guide £1,200,000

## ACCOMMODATION

Floor	Sq M	Sq Ft
Ground	305.0	3,283
First	263.2	2,833
Second	38.9	419
Basement	21.1	227
<b>TOTAL</b>	<b>628.2</b>	<b>6,762</b>





## PROPERTY DESCRIPTION

The Huddersfield Road Surgery comprises of a part converted and part purpose built building originally dating from around 1910 and extended in around 1999 and 2009.

The building is constructed with coursed stonework walls surmounted by pitched slate roofs and extends to a total of approximately 628.12sqm (6,762sqft) over basement, ground and two upper floors.

The ground floor extends to approximately 305sqm (3,283sqft) and comprises of a reception, five consulting rooms and 3 nurses rooms, minor operations room, phlebotomy room and additional storage, WC and baby changing facilities.

The first floor extends to 263.2sqm (2,833sqft) and comprises of a waiting area, seven consulting rooms, two offices, staff room, meeting room and kitchen/WC facility.

The second floor comprises of refurbished offices and the basement is used for storage purposes.

The premises occupy a large site extending to 0.103ha (0.254 acres). The main car park is accessed off Huddersfield Road providing approximately 20 car spaces with a secondary access off Westwood Court. A ramp provides wheelchair access from the car park with a personnel lift providing access to the first floor consulting rooms.





## LOCATION

Huddersfield Road Surgery is located on Huddersfield Road close to the junction with Western Street on the northern fringe of Barnsley Town Centre.

## VIEWING

Please contact the sole agent.



Andrew Corbett BSc Hons DipSurv MRICS ACI Arb

T: 01226 298 456

E: [andrew@smiths-surveyors.co.uk](mailto:andrew@smiths-surveyors.co.uk)

[www.smiths-surveyors.co.uk](http://www.smiths-surveyors.co.uk)

Smiths Chartered Surveyors,  
14 Regent Street, Barnsley S70 2HG



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