

OPENING DOORS SINCE 1843



**Offering**  
Existing Doctors' Surgery  
Premises



**Area**  
265.51 sq.m. (2858 sq.ft.)  
Approx.



**Site**  
0.145 HA (0.359 Acres)  
Approx.



**Potential**  
Various  
Commercial/Residential  
Uses



**Availability**  
For Sale By Informal  
Tender

**FOR SALE**

Barwell Medical Centre, 39 Jersey Way, Barwell LE9 8HR

## Location:

The subject property is located on the fringe of a modern residential estate being sited just off the High Street and close to the commercial heart of Barwell, which is an expanding Leicestershire village offering a range of local amenities including shops, schooling facilities, public houses and cafes.

The neighbouring town of Hinckley is approximately 3 miles distant (accessed via the A47) with Leicester city centre approximately 12 miles distant.

The M69 Motorway at Junction 2 is approximately 5 miles distant affording direct access to the M1 Motorway at Junction 21 to the south-west of Leicester and also to the M1/M6 intersection at Junction 3 to the north of Coventry

## Description:

The property comprises existing doctors' surgery premises consisting of a former house where the accommodation is arranged across three storeys with a modern wing of surgery accommodation on a single storey alongside, the building fronting a sizeable car park with some 20 marked parking spaces (with 2 additional parking spaces provided at the front).

In addition there is a single garage located within the curtilage of the site.

Accordingly the property is thought to offer potential for a variety of commercial uses (with an existing E Use Class designation) or otherwise for conversion to residential.

Alternatively the site is thought to offer redevelopment potential in part or as a whole with the existing site area extending to some 0.145 HA (0.359 Acres) or thereabouts.

## Floor Area:

	AREA SQFT	AREA SQM
Ground Floor	1,968.00	182.83
First Floor	484.00	44.97
Second Floor	406.00	37.72
<b>TOTAL</b>	<b>2,858.00</b>	<b>265.52</b>

## Services:

All mains services are connected plus gas-fired central heating. No tests have been applied.

## Rateable Value:

The property is included in the 2023 Rating List with a Rateable Value of £53,500. Prospective purchasers should make their own enquiries of the Local Authority to confirm.

## Terms:

The property is available to acquire freehold with vacant possession with offers invited by Informal Tender to be submitted in a prescribed format (form available on request).

Specifically all bids are to be received by 12 noon on Tuesday 8th October 2024.

Offers in excess of £500,000 being invited.

## VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT which we understand will not be payable on the purchase price in this case.

## Legal Costs:

Both parties to be responsible for their own legal fees in this case.

## Property Documents:

Property Plan: [Click here](#)

EPC: [Click here](#)

Planning Information:

Video Link:

Other: [Click here](#)

## Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

[commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk)

