



The Yard Clinic, Villa Farm Wrexham Road

Burland, Nantwich, CW5 8LR

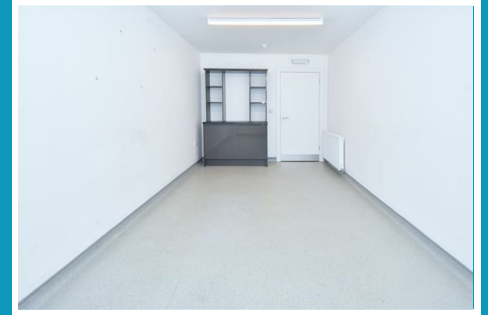
£2,000 Per month



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Summary

Introducing The Yard Clinic, a prestigious commercial property occupying a prime spot within an attractive commercial development in the affluent Cheshire countryside. Perfectly situated just 2 miles outside of Nantwich, this purpose-built clinic exudes luxury and functionality.

As you approach the clinic down a private drive, you are greeted by electric gates leading to a large floodlit tarmac shared car park equipped with CCTV monitoring for added security. For environmentally conscious individuals, there is an EV charging point available, as well as a designated disabled car park space for accessibility.

The clinic where planning permission is granted for Medical Use and Healthcare, boasts a high specification finish, featuring a welcoming reception area, a small kitchen complete with a boiling tap, an accessible toilet and shower room, and 4 clinic treatment rooms. Each room is fitted with medical grade flooring, a sink producing hot and cold water, USB charging points, and two rooms even have cupboards for added storage space. The gymnasium area is equally impressive with specialist flooring, a vaulted ceiling, and a sink producing hot and cold water.

Situated within easy reach of the M6 motorway, The Yard Clinic provides convenient access to nearby Liverpool and Manchester, making it an ideal location for a business looking to establish itself in a thriving area. Whether you are seeking a sleek office space or a state-of-the-art clinic, this property is in excellent condition throughout and promises to

impress both clients and employees alike.

For the right tenant, the owners are also happy to allow the sub-letting of the other treatment rooms should you only require one or two (subject to there being no conflict with other businesses situated at Villa Farm)

Don't miss the opportunity to view this exceptional commercial property in Burland, Nantwich. Contact us today to arrange a viewing and secure your future business success in this charming setting with other complimentary businesses.

Burland

Burland Village is situated along the main A534 road between Nantwich and Wrexham. If you are looking for a quiet location within easy reach of amenities, this property is for you. Easy access into Nantwich, Chester and surrounding areas, you will have plenty to do in your spare time!

Lettings

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy

Tel: 07778 908724

Reception Entrance

17'4" x 13'3" (5.29 x 4.04)

This commercial clinic is ideal for a medical practice looking for a beautiful entrance and reception area perfect for welcoming waiting patients.

Kitchen

5'8" x 4'8" (1.75 x 1.43)

Located just behind the reception area, a small kitchen great for the employees to utilise throughout the day.

Treatment Room One

15'11" x 8'9" (4.86 x 2.67)

Treatment Room Two

17'8" x 8'9" (5.40 x 2.69)

Treatment Room Three

11'5" x 8'5" (3.49 x 2.59)

Treatment Room Four

11'5" x 11'3" (3.49 x 3.44)

Gymnasium

17'8" x 15'8" (5.40 x 4.78)

Bathroom

7'1" x 6'11" (2.16 x 2.12)

Externally

Parking

Several parking spaces are available on a first come, first serve basis

Local Authority

Cheshire East - Current Ratable Value £9200.00

EPC Rating

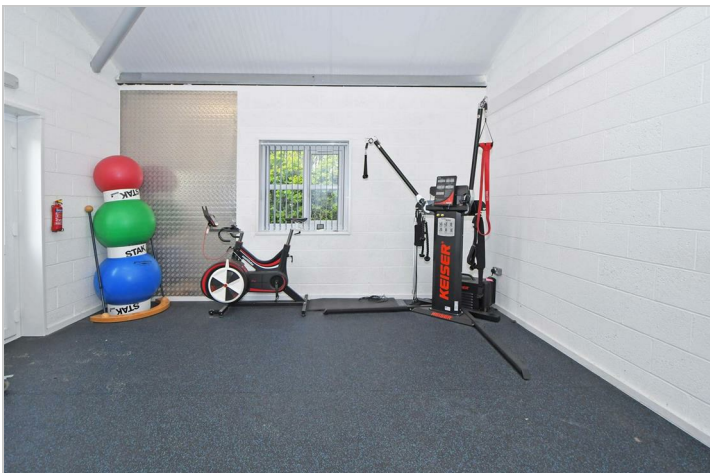
EPC Rating C

Viewing

Strictly by appointment only. Call New Adventure Homes today!

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With unique service packages, if you are looking for a new agent or just want some advice, call us today on 07778 908 724



Road Map



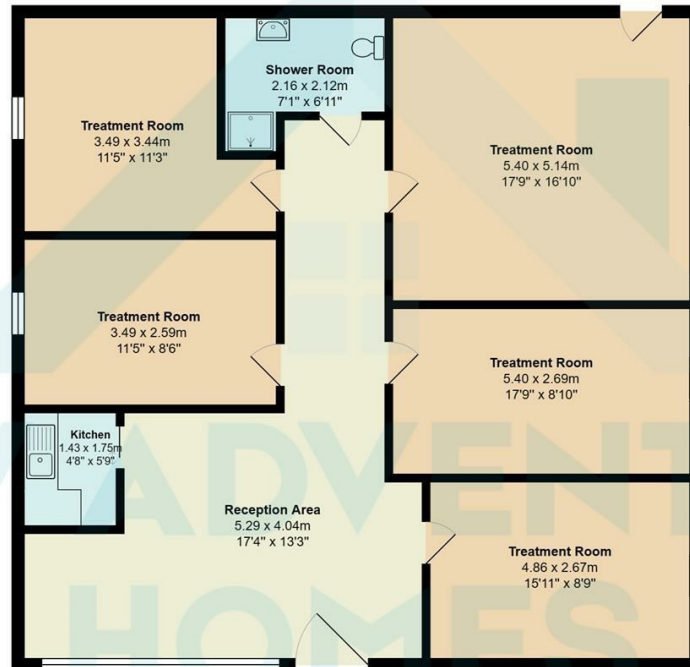
Hybrid Map



Terrain Map



Floor Plan



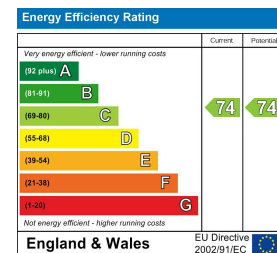
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

This Plan was raised on behalf of New Adventure Homes Ltd and should not be used by any other company.

Viewing

Please contact our New Adventure Homes Lettings Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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