

MEDICAL FACILITY COMMERCIAL PROPERTY FOR SALE

Russell House, Bakers Way, Codsall, WV8 1HD

**PRIME LOCATION
FREEHOLD COMMERCIAL
PROPERTY FOR SALE**





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RB Gates Nationwide is a trading name of RB Gates Ltd
Company Registered in England No. 08200520
t. 0208 004 6499 e. sales@rbgates.net

The property comprises of front patient waiting area, large disabled friendly w.c., receptionist area, seven reasonable sized consultation rooms, and ample storage areas on the ground floor. The first floor can be accessed from side stairs as well as front stair access ways and comprises of a large staff kitchen, w.c. and more offices which also includes further room for storage.

Considering that the property is already being used for medical healthcare purposes this property would be ideal for a healthcare business such as dental practices, eye clinics and such like to flourish in such a location. This property boasts a fantastically large space across three floors (including a basement) amounting to a total area of around ~292 square meters. This equals to around ~3,148 square feet potentially giving rise to a reasonably sized accommodation if renovations were to be completed.

The property is greatly convenience by rear parking facilities which is also a great positive for similar healthcare services and the corner position of this property provides a prominent dominant stance in the main Bakers Way which is the main road that leads through the Codsall Village from Wolverhampton Road to Wood Road. Its location is well served by local schooling such as St Nicholas CE (VC) First School, Codsall Middle School, Codsall Community High School & St Christophers Primary School. Codsall also gives locals great access for entertainment such as Wergs & South Staffordshire Golf Club and Wolverhampton Cricket Club. The property would therefore be ideal for residents to live, which would therefore be of great advantage that this land can be further converted into residential accommodation and/or be further modernized or extended (subject to planning permission).

Viewings

BY APPOINTMENT ONLY with the Agents RB Gates Ltd T/A RB Gates, Nationwide. Viewing is highly recommended as properties such as these rarely stay on the market for long.



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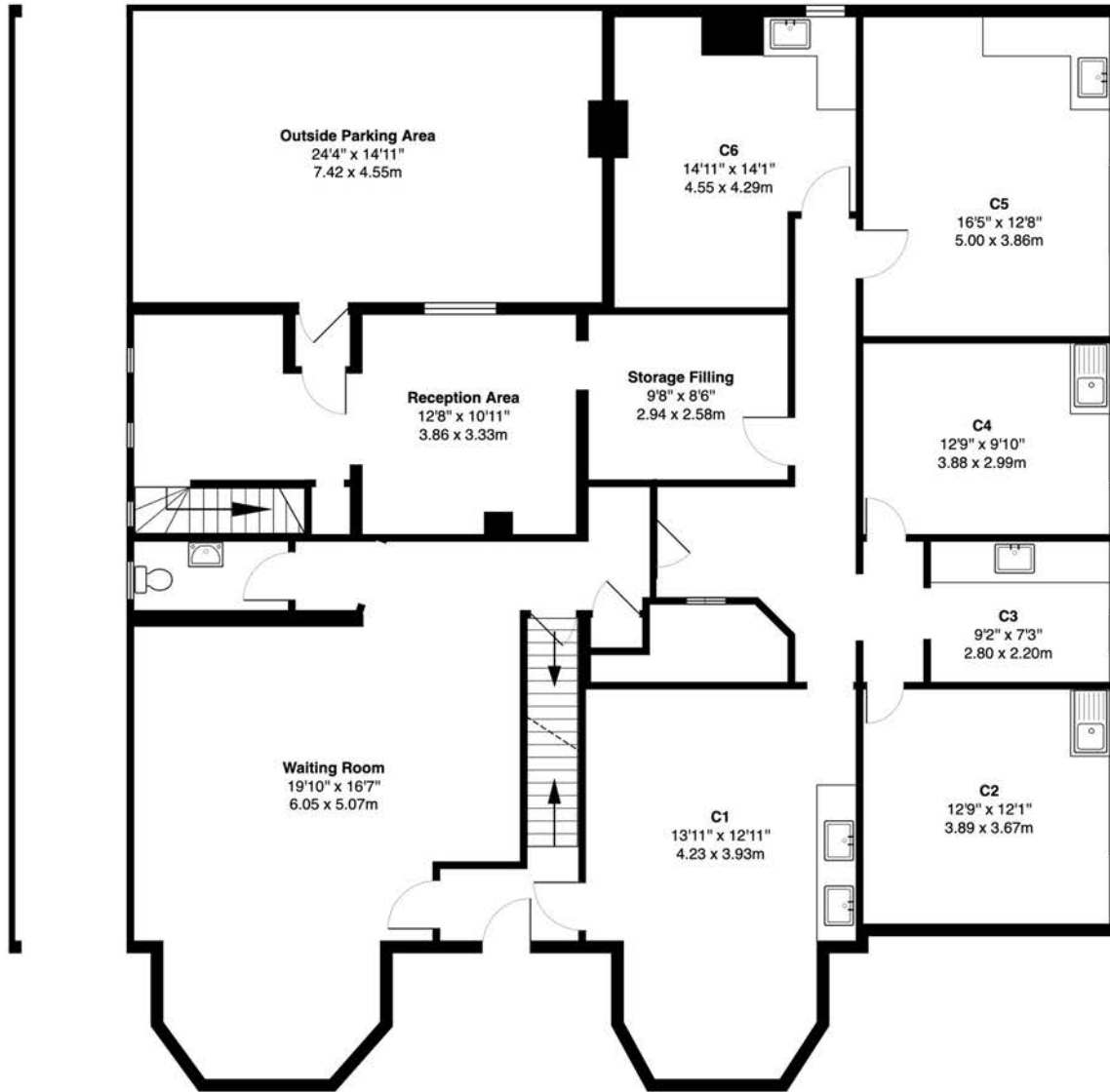


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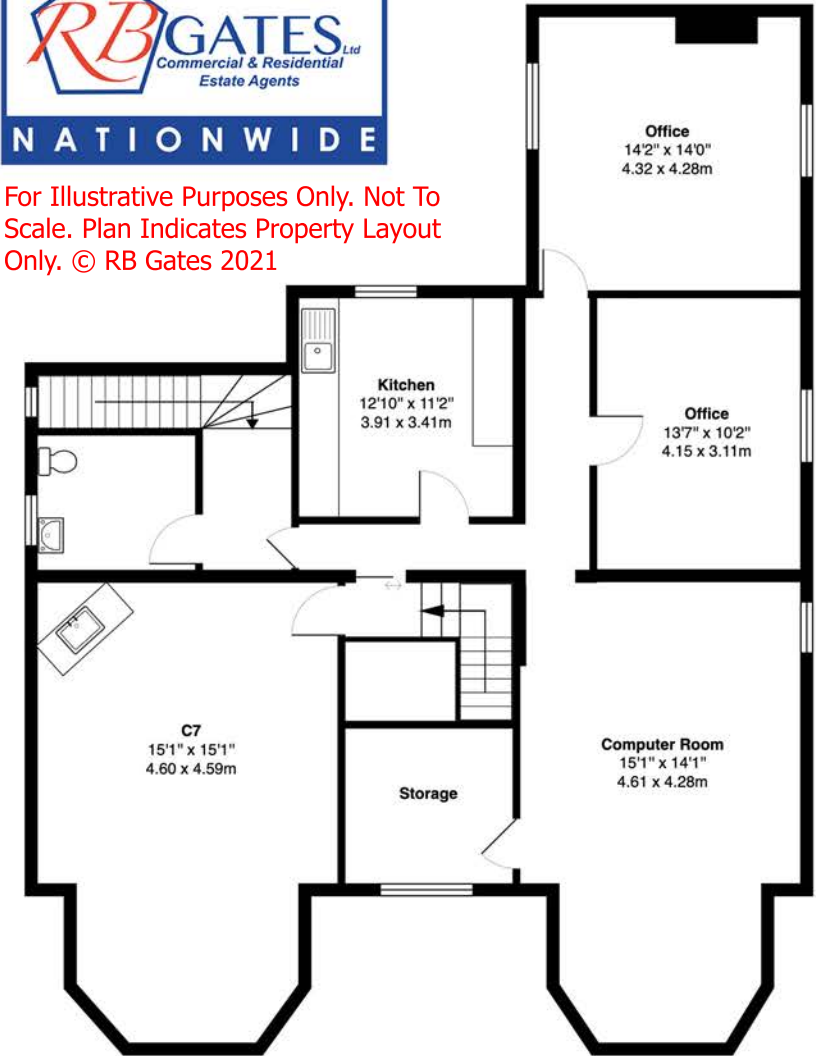


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Floorplan/s



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Ground Floor

First Floor

All measurements are approximate and for display purposes only



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ARRANGE YOUR VIEWING

0208 004 6499

Flr	Room	m	m	ft	ft	sq. m	sq. ft
G	Waiting Room	2.203 x 5.972	2.433 [4.514	7.228 x 19.593	7.982] 14.810	5.360 26.958	57.693 290.169
G	Disabled WC	2.38 x	2.108 [	7.808 x	6.916]	5.017	54.003
G	Receptionist Area	3.86 x	3.335 [	12.664 x	10.942]	12.873	138.565
G	Storage/Filling Consulation Rooms	2.944 x	2.581 [	9.659 x	8.468]	7.598	81.789
G	C1	2.171 x 4.233	2.429 [3.93	7.123 x 13.888	7.969] 12.894	5.273 16.636	56.762 179.065
G	C2	3.672 x	3.891 [	12.047 x	12.766]	14.288	153.792
G	C3	2.807 x	2.201 [	9.209 x	7.221]	6.178	66.502
G	C4	2.997 x	3.883 [	9.833 x	12.740]	11.637	125.263
G	C5	5.005 x	3.866 [	16.421 x	12.684]	19.349	208.274
G	C6	2.766 x 2.455	4.556 [2.17	9.075 x 8.054	14.948] 7.119	12.602 5.327	135.646 57.343
G	Side Stair / Office	1.999 x	2.412 [	6.558 x	7.913]	4.822	51.899
G	Outside Parking	4.558 x	7.424 [	14.954 x	24.357]	33.839	364.235
1	C7	2.164 x 4.593	2.445 [4.6	7.100 x 15.069	8.022] 15.092	5.291 21.128	56.952 227.418
1	Disabled WC	2.103 x	2.372 [	6.900 x	7.782]	4.988	53.694
1	Kitchen	3.913 x	3.417 [	12.838 x	11.211]	13.371	143.921
1	Storage	2.374 x	2.561 [	7.789 x	8.402]	6.080	65.443
1	Computer Room	2.027 x 4.299	2.443 [4.129	6.650 x 14.104	8.015] 13.547	4.952 17.751	53.302 191.065
1	Office Archive	3.061 x	4.141 [10.043 x	13.586]	12.676	136.439
1	Back Office	4.282 x	4.327 [14.049 x	14.196]	18.528	199.436
Total						292.521	3148.67

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NATIONWIDE



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