



Former Doctor's Surgery, Pembridge, Herefordshire, HR6 9HA

£12,000 P.A

jackson
property

- Former Doctor's Surgery
- Offering Versatile Accommodation
- Including Large Reception Area
- Three Office/Treatment Rooms

- Kitchen & Toilet Facilities
- Further First Floor Space
- Former Patient Parking Area To Rear
- Lease Negotiable

LOCATION

Set in the popular and picturesque village of Pembridge and within easy walking distance to the village amenities and a short drive to the market towns of Leominster and Kington and a little further to the City of Hereford.

BRIEF DESCRIPTION

This former doctors surgery comprises a detached 1970's building offering versatile accommodation to include a large reception/waiting room, reception office, three further office/treatment rooms, kitchen and two toilets/wc and further first floor office space. The property would suite a number of commercial/business uses and also benefits from a large hardstanding parking area to the rear.

RENTAL AGREEMENT

Rent - £12,000 per annum
Terms Of Lease Negotiable

SERVICES AND EXPENDITURE

Mains Water, Electricity and Drainage (mains gas to outside of building)
Business Rates: Current

rateable value: £3,700 (approximate rates payable £1,846.30)
There may also be small business rate relief available.
Broadband Availability: Ultrafast - download speed 940mbps upload speed 940mbps

VIEWINGS

Strictly by appointment. Please contact the agents on 01568 610600 before travelling to check viewing arrangements and availability.

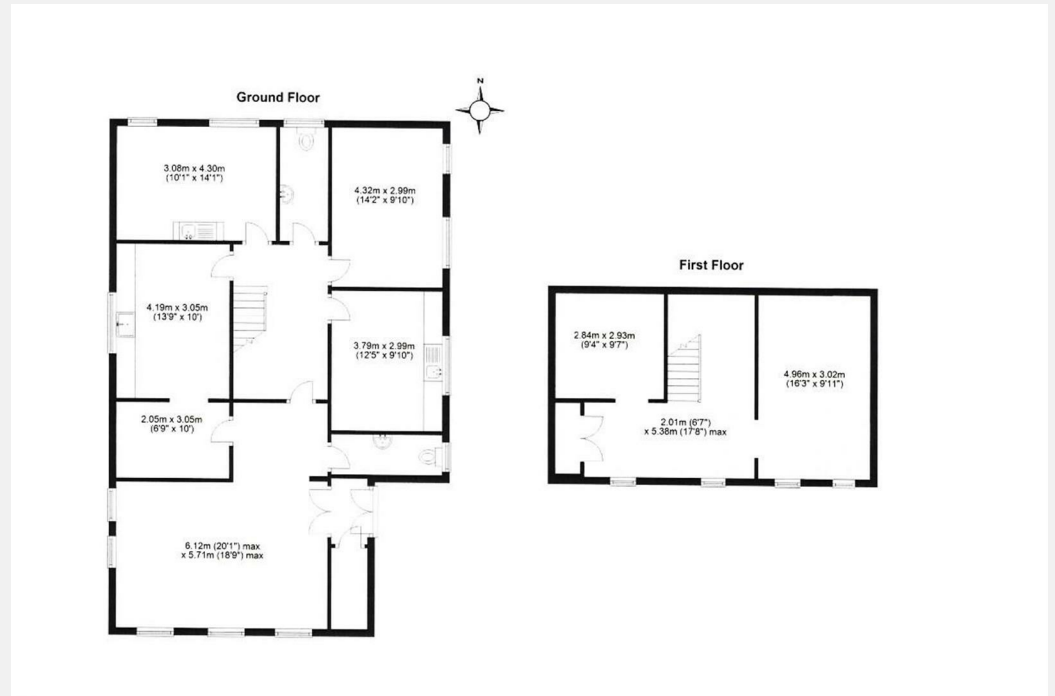
Jackson Property (Leominster)

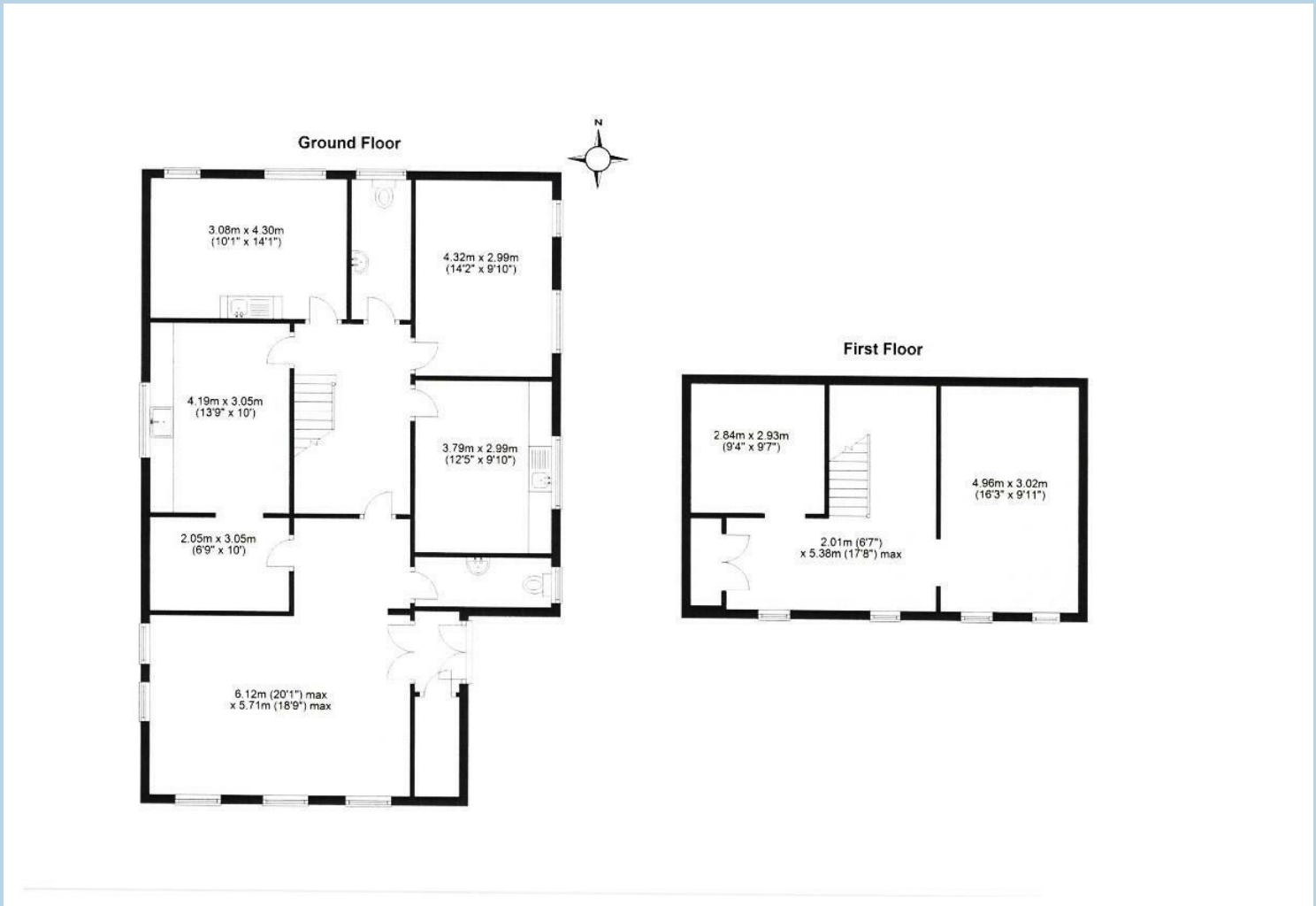
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intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Services & Expenditure notes have been taken from <https://checker.ofcom.org.uk/> and <https://www.gov.uk/council-tax-bands>

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(11-38) F			(11-38) F
(1-10) G			(1-10) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

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