



Up To 3,891 Sq Ft Available Within Established Medical Practice

Bryntirion Surgery, West Street, Bargoed CF81 8SA



Sanderson  
Weatherall

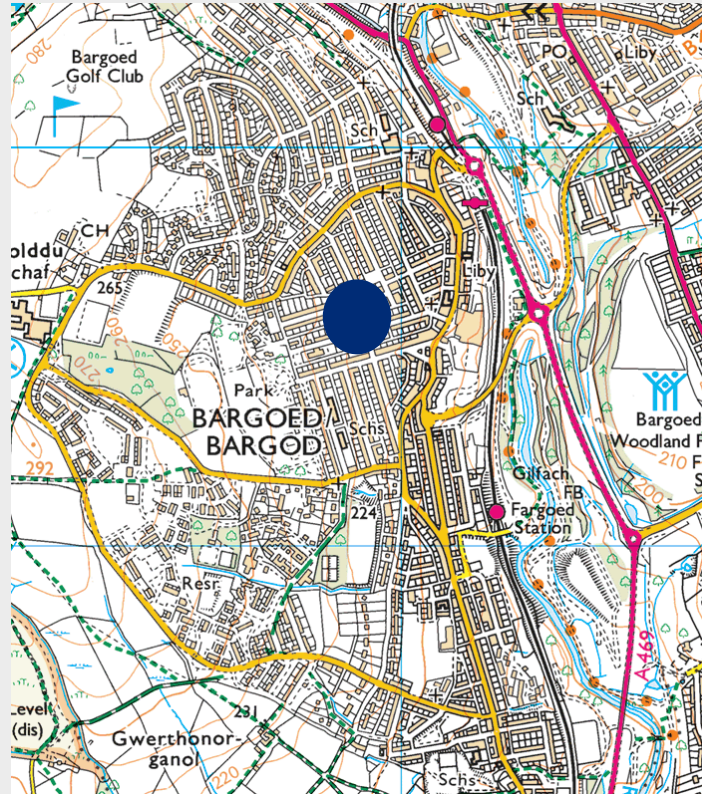


## Description

Bryntirion Surgery is a modern part two/part three storey doctors surgery with brick elevations under a pitched tile roof. Boots the Chemists have a pharmacy in part of the ground floor. The surgery has the benefit of 64 parking bays along with three disabled spaces.

The available suite, extending to 361.52 sq m (3,891 sq ft) is within the first floor of the property and is accessed via the surgery, however there is the ability to install a separate entrance via the fire exit. It is currently in a shell condition with blockwork walls, plaster ceilings, double glazed anodised aluminium windows and a concrete floor but our clients would be prepared to fit the accommodation out to suit an occupiers needs subject to an acceptable tenancy being entered into.

The available space is accessed via the existing medical centre and would therefore be ideally suited to a healthcare (D1) use, however would be suitable for alternative uses subject to obtaining the necessary planning consents and Landlords approval.



## Location

Bargoed is a Welsh Valley town of circa 6,200 which lies on the banks of the river Rhymney and is served by the A469 and the A4049. The town has seen significant inward investment in the last decade with a new bus station, repaving the road through the heart of the town, a 400+ space car park and new library as well as a train station.

The surgery is centrally located in Bargoed in a residential location a few minutes walk from the towns main retail centre and 5 minutes walk from the train station.



## EPC

A full copy of the EPC is available upon request.

## Lease Terms

A new full repairing and insuring (FRI equivalent) lease for a term of years to be agreed.

A fit out of the space can be agreed between the Landlord and the ingoing Tenant which will be reflected in the rental.

## Rent

Details of the quoting rent are available upon application (incentives available).

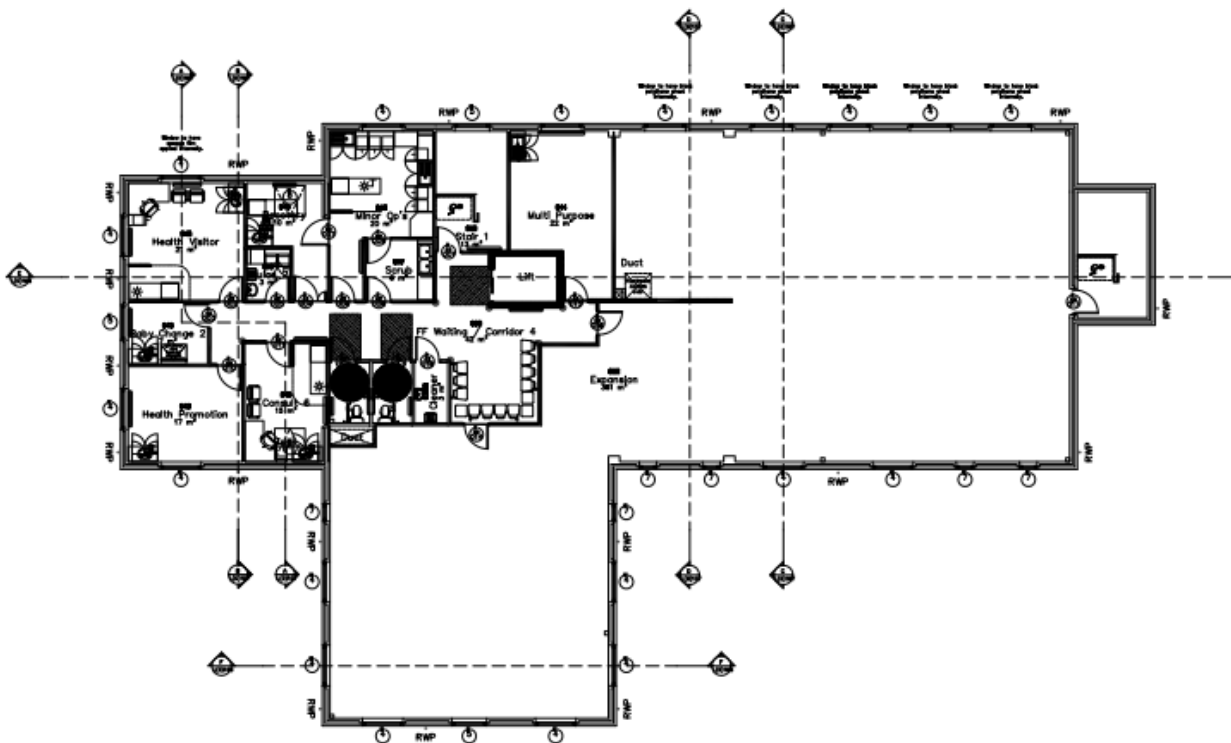
VAT is payable at the prevailing rate.

## Business Rates

Interested parties should make their own enquiries of the Local Authority.

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Floor Plans for Indicative Purposes Only

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