

TO LET
HEALTHCARE



**Belmont Rooms, Berrow Health
Campus, Brent Road, Berrow,
Burnham-On-Sea, Somerset, TA8
2JU**

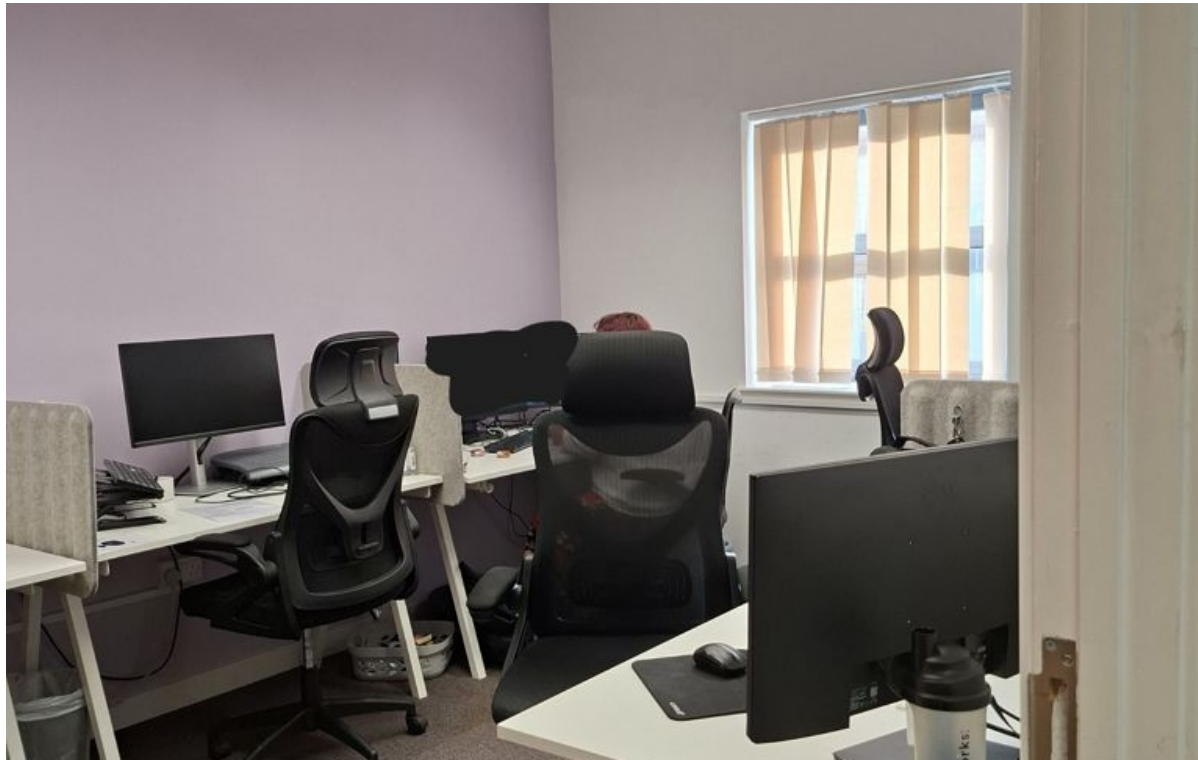
- Self-contained healthcare suite
- 1,064 sq ft (99.385 sqm)
- Forms part of a Health Campus
- On-site parking

LOCATION

Berrow is a residential coastal village adjoining the town of Burnham-On-Sea, a coastal town with strong local amenities, easy access to the M5 motorway, with a broad residential catchment population.

Berrow Health Campus is a modern, purpose-built healthcare facility located to the eastern outskirts of Berrow. It is positioned close to key transport routes and offers excellent accessibility and visibility.

The property is approximately 4.5 miles from Junction 22 of the M5 motorway, 13 miles north of Bridgwater and 19.5 miles south west of Bristol Airport.



DESCRIPTION

The accommodation comprises a modern self-contained suite within the Berrow Health Campus, with various rooms/offices finished to a high standard with fitted kitchen and WC accommodation.

ACCOMMODATION

The accommodation offers a main reception with door entry system, plus four main offices/rooms, fitted kitchen, accessible WC, and externally has 5 parking spaces.

Room	1,064 Sq M	11,452.9 Sq Ft
Total	1,064 Sq M	11,452.9 Sq Ft

RATEABLE VALUE

From our enquiries the business payable are £9,400 per annum.

VAT

VAT may be levied on the rent

ENERGY PERFORMANCE CERTIFICATE

Band B - 44

QUOTING RENT

£19,950 Per Annum

TENURE

The property is available on a new full repairing and insuring lease with terms to be negotiated

LEGAL COSTS

Each party to be responsible for their own legal costs

To arrange a viewing please contact:



DOM ROSENBAUM

Senior Director

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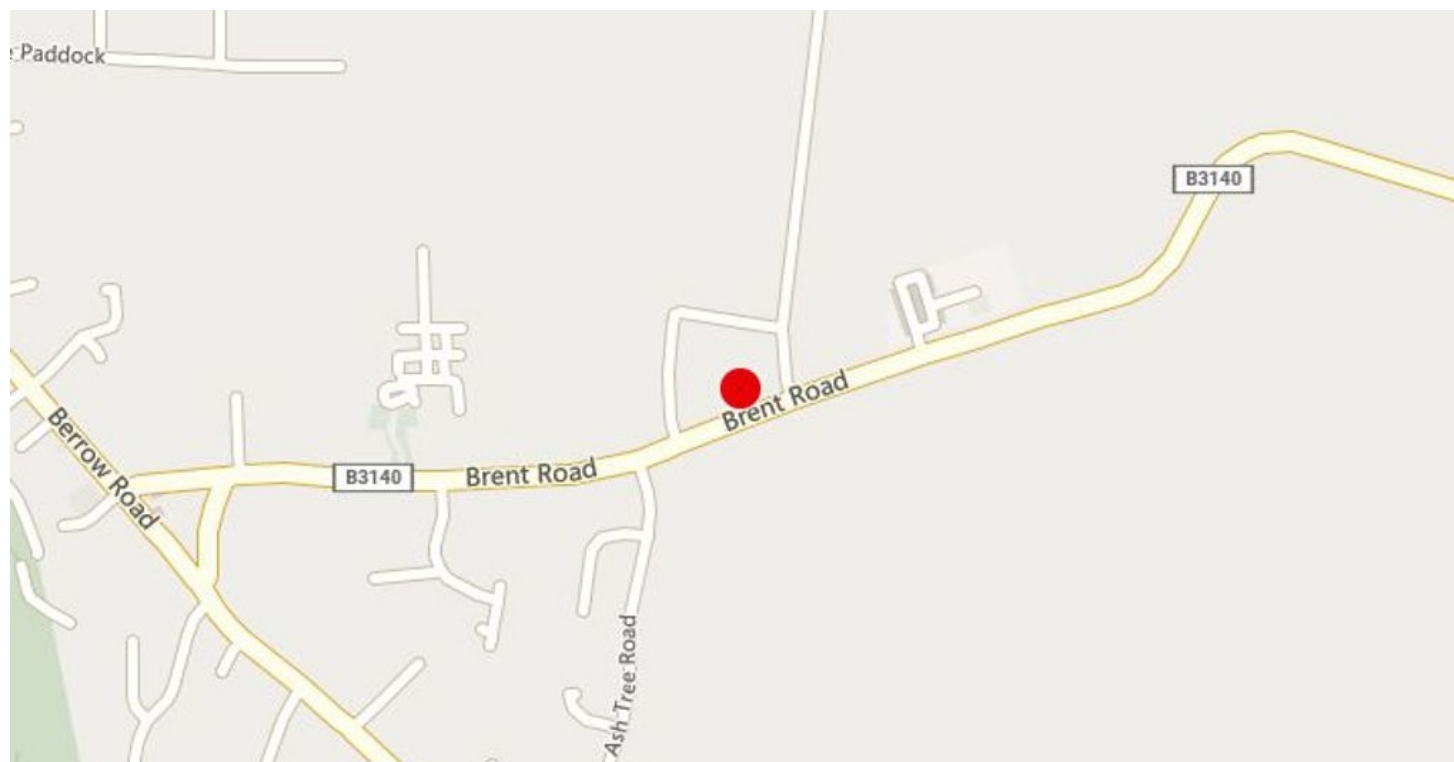
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ANTI-MONEY LAUNDERING (AML) PROCESS

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