

TO LET

BELMONT ROOMS

Berrow Health Campus, Brent Road, Berrow, Burnham-On-Sea, TA8 2JU

Health Centre rooms with parking – 1,064 sq ft (98.85 sq m) gross approx

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.

Designed to support integrated clinical services, the campus features flexible consulting suites, and generous parking.

M5



**4.5 miles
south-east**

**Burnham-on-
Sea**



2.5 miles

Bridgwater

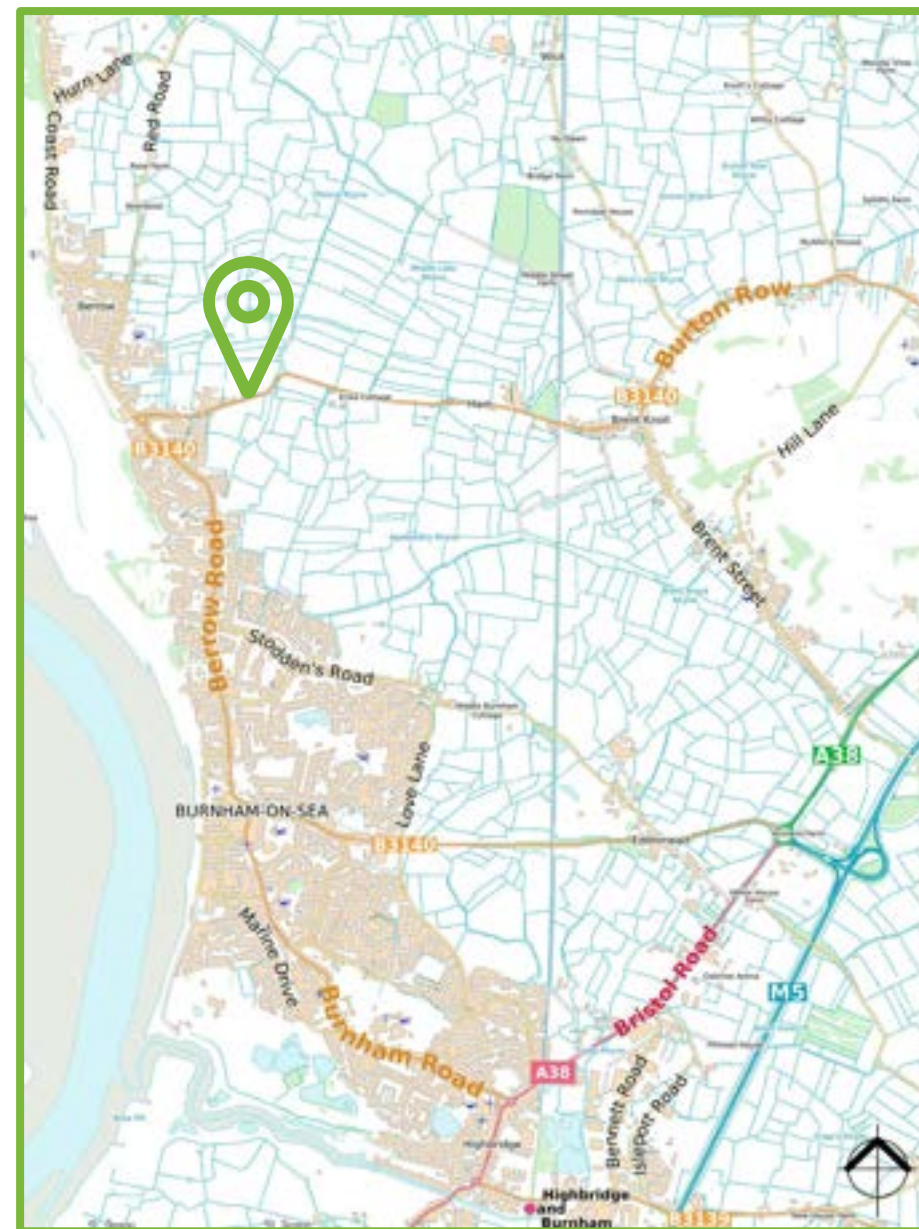


13 miles

**Bristol
Airport**



19.5 miles



Accommodation

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. The salient features include:

- Main reception area.
- Flexible accommodation comprising four main rooms / offices.
- Fitted kitchen.
- Disabled WC.
- Central heating system.
- Fire alarm & door entry system.

Parking

The accommodation has a total of 5 available parking spaces.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area (GIA)	sq ft	sq m
TOTAL	1,064	98.85

Suspended ceilings



Bicycle parking



On-site parking



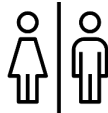
Recessed lighting



Kitchen



Disabled WC facilities



Healthcare



Planning | Rates | EPC | Terms

Planning

We are advised that the accommodation has planning consent for health centre use and may suit other uses such as office accommodation (subject to planning), but any occupier should make their own enquiries to the Planning Department of Somerset Council. [Somerset Council Planning](#)

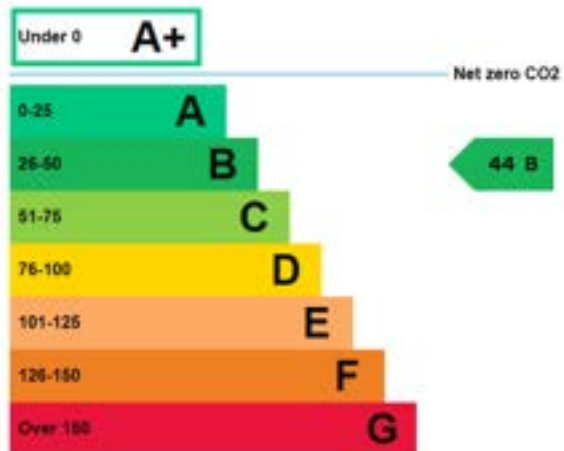
Business Rates

The Valuation Office websites states that from April 2026 the property has a rateable value of £9,400. Interested parties should make their own enquiries to Somerset Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

www.voa.gov.uk.

Occupiers may obtain up to 100% small business rate relief. Please contact the billing authority (Somerset Council) to check if you are eligible.

Energy Performance Certificate



Lease/Terms

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

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

Rent

The property is offered with a quoting rent of £17,500 per annum.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: AM/102332 Date: 03 2026 Subject to Contract



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ASSET
RECOVERY

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

alder king

PROPERTY CONSULTANTS

