

South Street, Braunton
£5,500

John
Smale & Co.

Chartered Surveyors | Residential & Commercial Consultants



- Versatile premises central Braunton location
- Previously used as a veterinary practice

- Ability to convert to treatment rooms, office, retail, subject to planning
- In good order throughout

25 South Street Surgery, South Street, Braunton, Devon, EX33 2AA

Versatile premises situated in the central area of Braunton. Previously used as a veterinary practice, but could be adapted to treatment rooms, office, retail, subject to necessary planning consents.

The property is in good order throughout. Currently fitted for its previous purpose but can be adapted by a new occupier to suit their needs.

Electric heating.

Main door into Reception

L Shape

5.24m x 4.62m (17' 2" x 15' 2")

Treatment Room

2.36m x 2.79m (7' 9" x 9' 2")

Front section could be opened up into one area measuring 5.24m x 4.62m

Rear Store

3.60m x 3.53m (11' 10" x 11' 7")

WC

Total Area 33.4 sqm (360 sq.ft)

Rear door access

Terms

Available on a new lease for a term of years to be mutually agreed.

Rent - Offers sought in the region of £5,500 per annum Rates.
Rateable Value £3,700

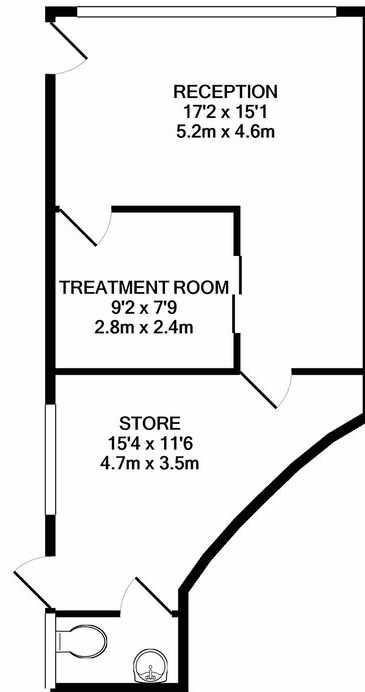
Services

Electric, mains drainage

EPC Rating D - <https://find-energy-certificate.digital.communities.gov.uk/>

Directions

As you drive into Braunton on the A361 from the Barnstaple direction, turn left in the middle of the village just before the traffic lights on the crossroads. Property is shortly on your left, opposite the entrance to the car park.



TOTAL APPROX. FLOOR AREA 405 SQ.FT. (37.6 SQ.M.)
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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.