



To Let / May sell

- Health Centre suitable for a variety of uses STP
- Adjacent to Beechwood Medical Centre
- May split
- On site parking
- Total Area:
534.88 sqm (5,755sqft)

**Beechwood Community Health Centre, Keighley Road, Ovenden,
Halifax HX2 8AL**

Carlton Tower, 34 St Pauls Street, Leeds, LS1 2QB
Email: leedscomm@dacres.co.uk

dacres.co.uk   

Location

Beechwood Community Health Centre is located on Keighley Road, the A629 trunk road, approximately 2.5 miles north of Halifax town centre. The property is directly adjacent to Beechwood Medical Centre and pharmacy, sharing access and parking. The property is situated within a predominantly residential area with nearby occupiers including Moorside primary school and Tesco Express.

Description

The property consists of a purpose built two story medical centre constructed in 1999 and is of a traditional stone construction under a pitched slate roof. The ground floor accommodation comprises a reception / waiting area, consulting rooms, treatment rooms and a small dental surgery. The first floor is arranged over a central light well and comprises office space, kitchen and staff w/c.

The space would be suitable for a variety of uses including medical, dentistry, physiotherapy, gym, studio etc.

Accommodation

Measured in accordance with the Royal Institute of Chartered Surveyors Property Measurement 2nd Edition (2018), the unit provides the following approximate gross internal areas:-

	Sqm	Sqft
Ground Floor	337.84	3,635
First Floor	197.04	2,120
Total	534.88	5,755

Business Rates

Rateable Value: £21,250

Standard Non-Domestic Multiplier 2024/25: 49.9p

N.B. The rateable value is not the sum payable. The Non Domestic Business Multiplier should be applied after which small business relief and transitional phasing may also be applicable. Interested parties should make their own enquiries with the Valuation Office Agency or Local Authority.

Terms

The property is available in whole or part for a term of years to be agreed. Rent on application. Rental incentives available. VAT is applicable on the rent. The landlord would also consider a disposal of the freehold with vacant possession.

EPC

C (63)

Legal Costs

Each Party is responsible for their own legal costs incurred.



VIEWING / FURTHER INFORMATION

Call 0113 386 3100 / 07522676995

Ref: Hedley Steel / Fiona Bellamy



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