



To let

Culm Valley Integrated Centre for Health, Willand Road, Cullompton, Devon, EX15 1FE

Viewing by prior appointment with
Vicky Bandyszewska

(01392) 202203

vicky@sccexeter.co.uk

Suite of four therapy rooms with own waiting area

Situated within flagship modern health centre and sharing ample parking, spacious lobby and other on-site facilities

Approx: 895 sq ft / 83.2 sq m

New lease on fully inclusive terms

To let: £20,000 per annum

strattoncrebercommercial.co.uk

Location & Description

Culm Valley Centre for Integrated Health is situated towards the northern perimeter of the town of Cullompton in Mid Devon, on Willand Road around 600m from the town centre.

Cullompton is a town of around 9,000 people, situated on Junction 27 of the M5 motorway, via which Exeter is 11 miles southbound and Wellington around 13 miles northbound. The town is also on the main railway between London and Cornwall.

Culm Valley Centre for Integrated Health

The centre was built in 2008 and is designed to cater for a community of health and therapy practitioners. The centre offers a range of health services as well as a pharmacy and a community café, and also as a large car park and a community garden. The centre offers a range of complementary therapies and community health initiatives.

Description

The Therapy Rooms comprise a suite of four treatment rooms plus a store room, all accessed off a private waiting area which in turn leads directly off the main atrium of the health centre close to the main entrance. The suite has shared use of the on-site parking and WC facilities, and can be prominently signed and branded.

The therapy rooms have suspended ceilings with recessed LG7 lighting, heating via radiant panels in the ceilings, worktops/desks and vinyl flooring.

Accommodation

Approximate Net Internal Areas as follows:

Therapy room (Willow):	163 sq.ft	(15.2 sq.m)
Therapy room (Oak):	169 sq.ft	(15.7 sq.m)
Therapy room (Ash):	175 sq.ft	(16.3 sq.m)
Therapy room (Beech):	171 sq.ft	(15.9 sq.m)
Storage room:	37 sq.ft	(3.4 sq.m)
Waiting area:	180 sq.ft	(16.7 sq.m)

TOTAL NIA: 895 sq.ft (83.2 sq.m)

Terms

The suite is offered by way of a new sublease for a term expiring in January 2027. The rent of £20,000 per annum, is inclusive of service charges, buildings insurance, cleaning of the suite, parking rights and sundry items. The rent is subject to review after 3 years. There is an additional charge for electricity, more details available from the agents.

Permitted uses

The sublease will permit medical, therapy and wellbeing uses which complement the other uses at the centre.

Energy Performance Certificate (EPC)

The health centre, including this suite, is assessed in band B.

Business Rates

The unit is assessed as 'offices and premises' with a rateable value of £5,900, and the rates payable in the year 2022/23 are understood to be £2,944.10.

100% Business Rates Relief will be available for qualifying tenants. Contact the agents for more details.

VAT

VAT is not currently chargeable on the rent and service charge.

Legal Costs

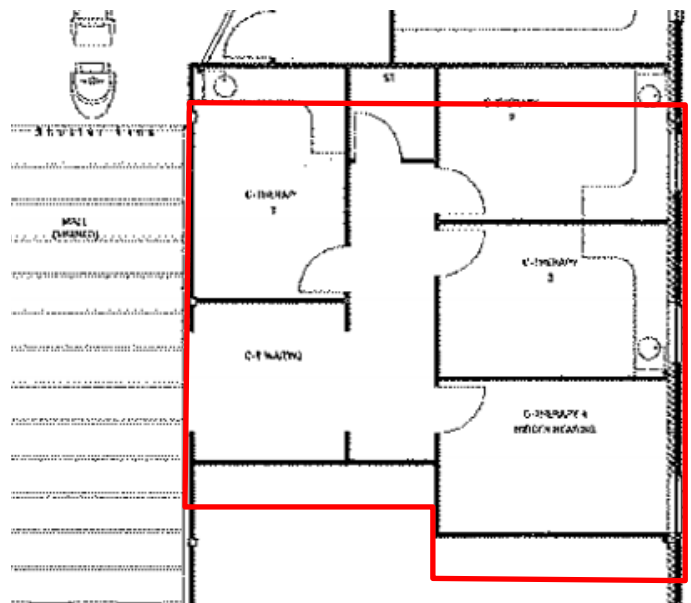
Both parties to bear their own legal costs in the transaction.

Viewing & Further information

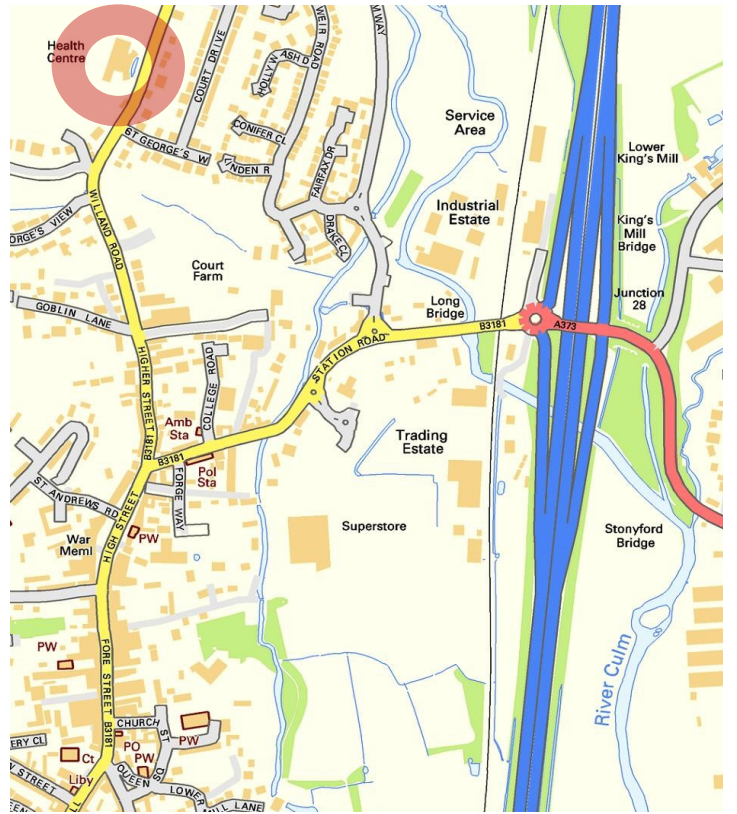
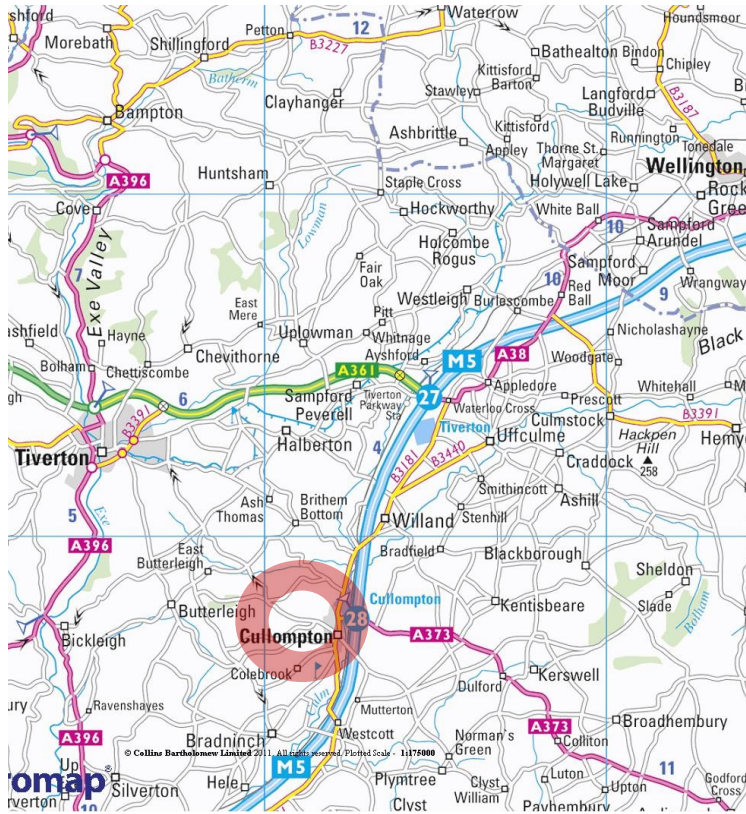
Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Victoria Bandyszewska
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