

FOR SALE
FREEHOLD

FORMER CLINICAL CENTRE

BULL MEADOW ROAD, ST LEONARDS, EXETER, EX2 4JF



3,866 SQ FT (ON A 0.363 ACRE SITE)
Suitable for Leisure / Clinical / Commercial Use or
Alternatively Residential Redevelopment Options (STP)

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EXETER

Exeter is an historic Cathedral and University city located in the South West of England and is the principal commercial centre of Devon. It is located approximately 81 miles south west of Bristol, 45 miles north east of Plymouth and 175 miles west of London.

LOCATION

Bull Meadow Clinic is located on Bull Meadow Road, a quiet residential street in the popular area of St Leonards and close to the City centre.

DESCRIPTION

The property was originally constructed and opened in 1929 as a Maternity and Child Welfare Centre and has been used for a variety of clinical uses since.

The principal building on the site is single storey and of brick elevations under a pitched tile roof with painted timber windows. Internally it is arranged to provide what once was a full height hall style area together with ancillary single storey cellular accommodation including wc and kitchen facilities.

A further outbuilding provides additional accommodation together with wc and kitchen facilities.

Externally there is parking for approximately 8-10 vehicles immediately to the side and rear of the main. There is a further concreted area suitable for a number of uses including additional parking.



ACCOMMODATION

The approximate Net Internal floor areas (NIA) are as follows:

	Sq ft	Sq m
Bull Meadow Clinic Building	3,502 sq ft	325 sq m
Outbuilding	364 sq ft	34 sq m
Total Floor Area	3,866 sq ft	359 sq m

The entire site extends to approximately 0.147 ha (0.363 acre).

SERVICES

We confirm that we have not tested any of the service installations and the purchaser must satisfy themselves independently as to their state and condition.

RATES

Rateable Value £19,750

PLANNING

The property is Grade II Listed.

TERMS

Offers are sought for the freehold with vacant possession.

VAT

All figures quoted are exclusive of VAT where applicable.

ENERGY PERFORMANCE CERTIFICATE

Energy Rating: E

FURTHER INFORMATION

Additional Information including floor plans, elevations, topographical survey and Listing details from Heritage England, is all available from the agent.

VIEWING

To make an appointment to view, please contact the agent.



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