



# Queens Medical Centre

Barnstaple | Devon

Offers over: £1.65 million  
Bids close: 12 noon June 5





## Investment summary

- Sale and Transfer - GMS NHSE contract to be taken over with the purchase of the building
- Notional Rent: £98,500 / annum
- Patient list size: 9,214 weighted
- FTE doctors: 3.6
- Number of staff: 31
- Staffing cost as percentage of total: 42%
- Local and National Enhanced Services
- Local practices and PCN: Barnstaple Alliance PCN including, Fremington Medical Centre, Brannams Medical Centre and Litchdon Medical Centre.

## Key property features

- Freehold
- Purpose-built 1999-2000
- Ground floor area: 221.5 sq m
- First floor area: 214.85 sq m
- Second floor area: 214.85 sq m
- Car parking spaces: 6



## Property description

Queens Medical Practice is a large purpose-built GP surgery, offering three floors of accommodation, which can be accessed by lift or stairs. There is a tarmac car park situated to the rear of the property, which has space for 8 cars.

The ground floor is 221.5 sq m and consists of: three consulting rooms, two treatment rooms and two offices. The surgery benefits from an entrance lobby, a large waiting area and a reception space. Facilities include four WCs.

The first floor is 214.85 sq m and consists of: four treatment rooms, five consulting rooms, an examination room, a large waiting area and two separate storage rooms.

The second floor is 202.28 sq m and consists of: eight office spaces which are utilised for staff, records storage, server space and meetings. Facilities include two WCs, a shower room and a kitchen. There is also a boiler room located on the floor.









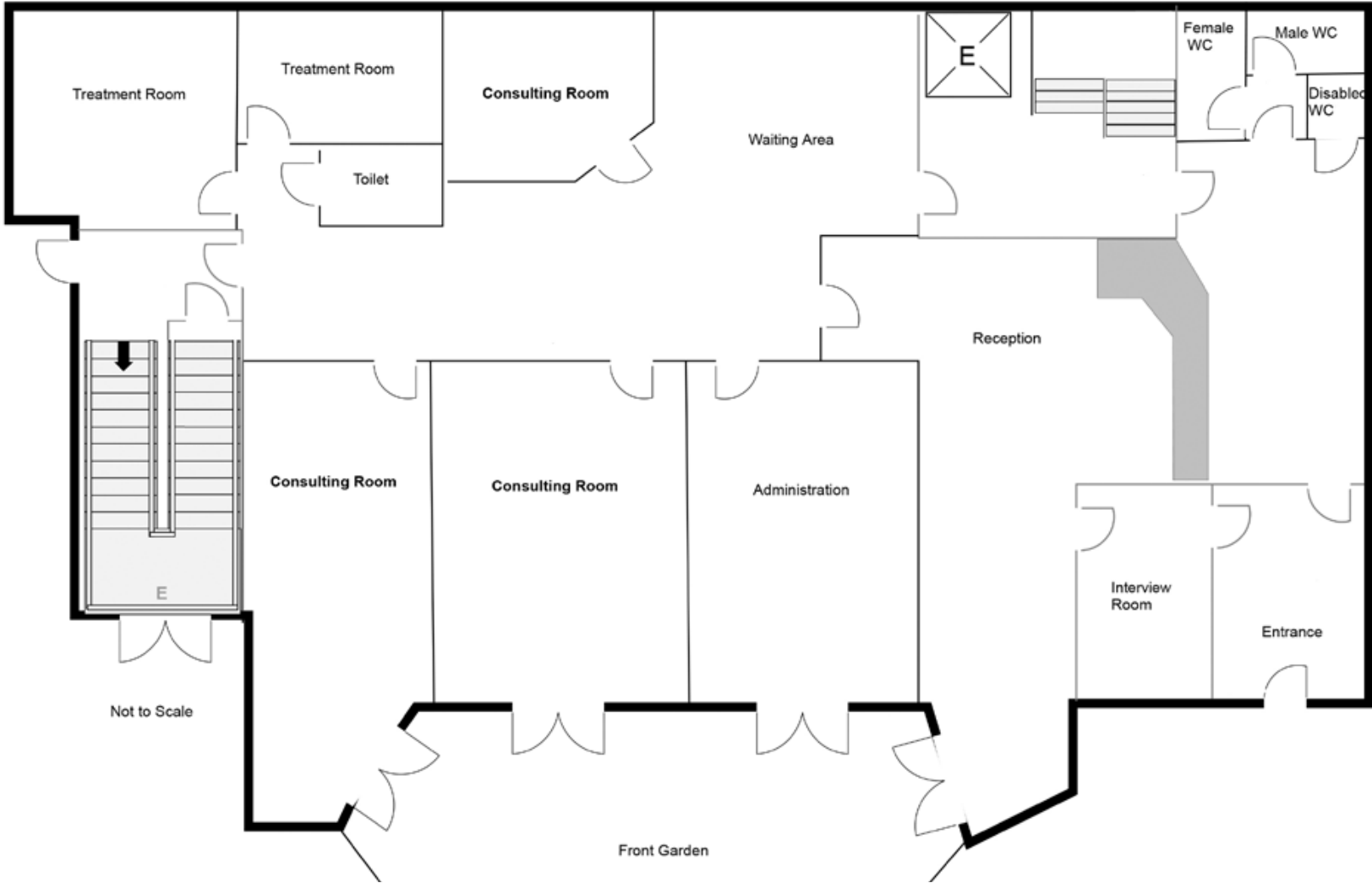






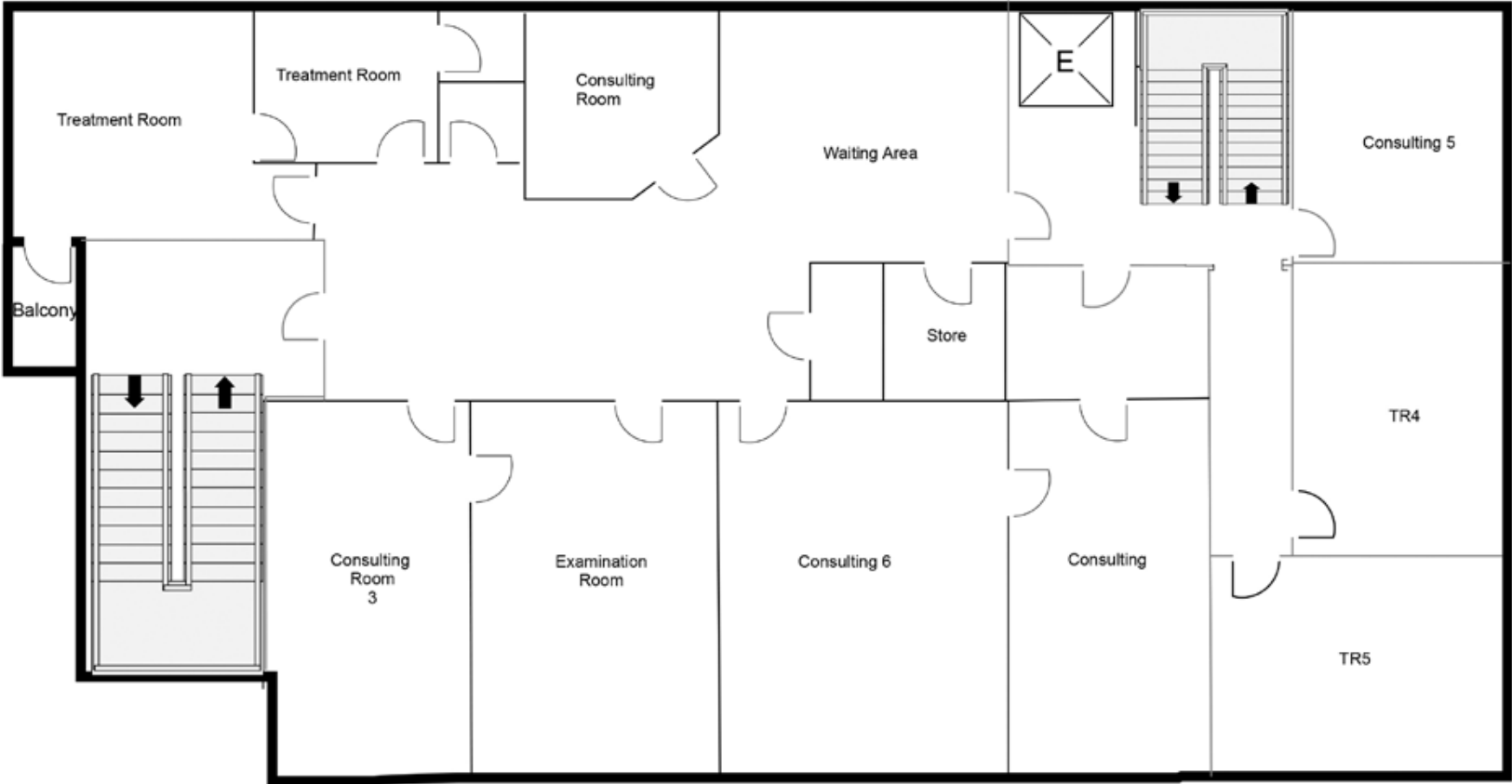


Ground floor

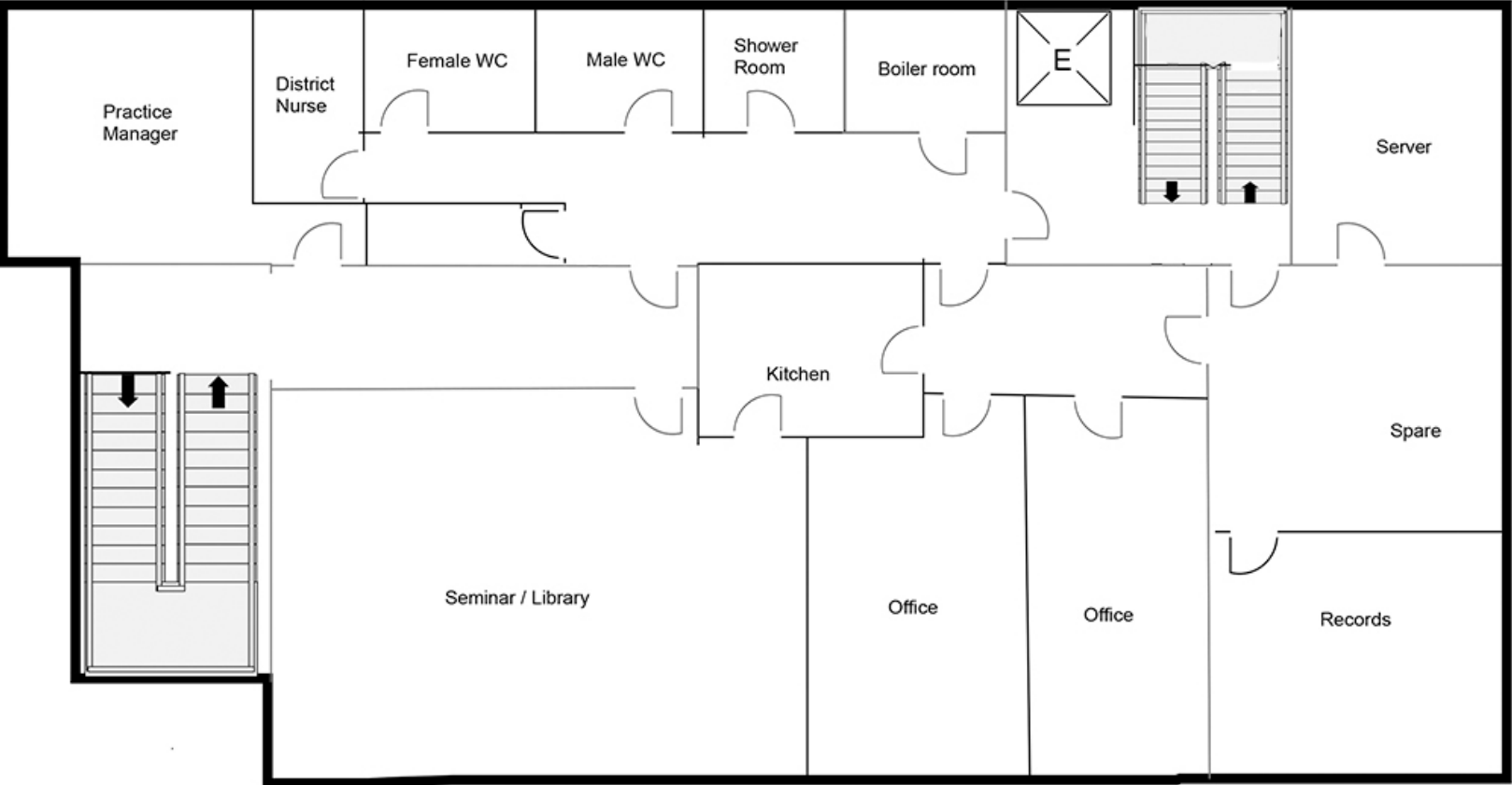




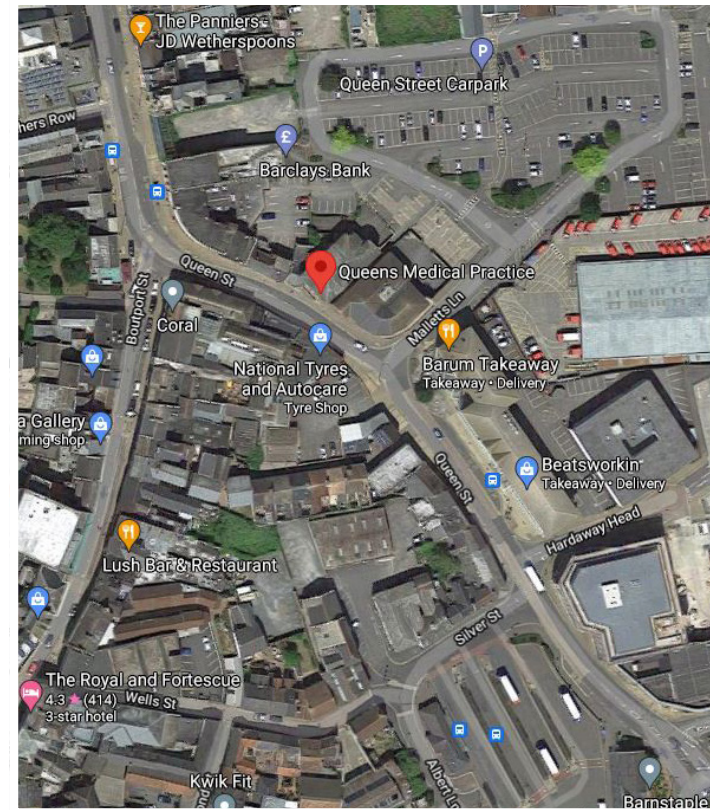
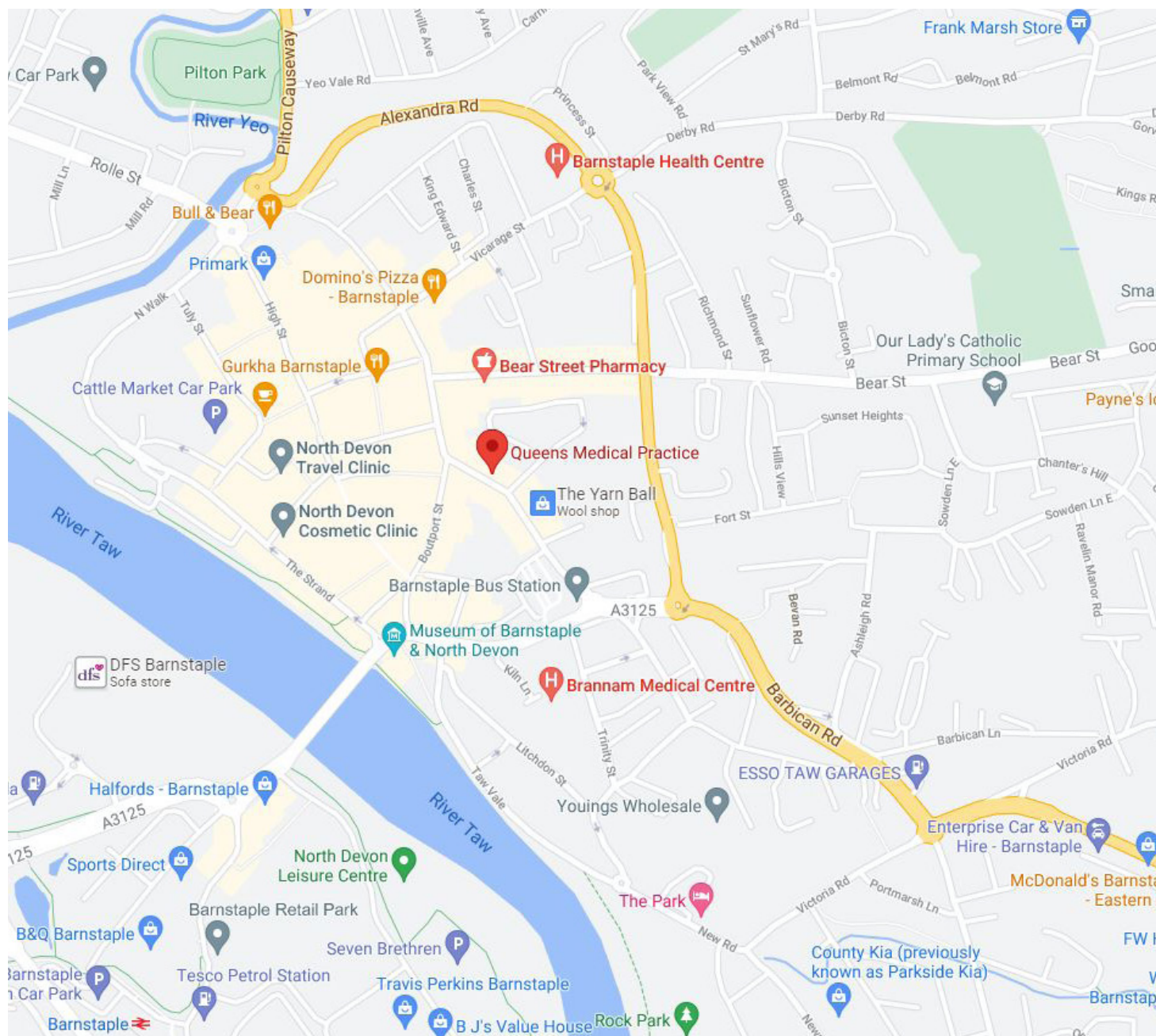
First floor



Second floor







## Location

Queens Medical Centre is located on Queen Street in the centre of Barnstable, Devon. The practice is situated just a 2-minute walk from two large public carparks and the towns bus station.

# Display Energy Certificate

## How efficiently is this building being used?



Queens Medical Centre  
Queens Medical Centre  
6-7 Queen Street  
BARNSTAPLE  
EX32 8HY

Certificate Reference Number:  
0770-0616-0809-1108-4002

This certificate indicates how much energy is being used to operate this building. The operational rating is based on meter readings of all the energy actually used in the building. It is compared to a benchmark that represents performance indicative of all buildings of this type. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Operational Rating

This tells you how efficiently energy has been used in the building. The numbers do not represent actual units of energy consumed; they represent comparative energy efficiency. 100 would be typical for this kind of building.

More energy efficient

A 0-25

B 26-50

C 51-75

56

D 76-100

100 would be typical

E 101-125

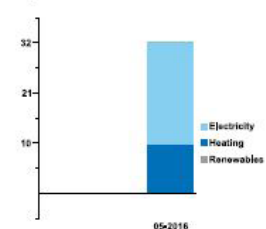
F 126-150

G Over 150

Less energy efficient

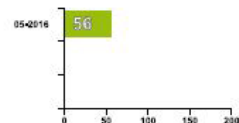
### Total CO<sub>2</sub> Emissions

This tells you how much carbon dioxide the building emits. It shows tonnes per year of CO<sub>2</sub>.



### Previous Operational Ratings

This tells you how efficiently energy has been used in this building over the last three accounting periods.



### Technical Information

This tells you technical information about how energy is used in this building. Consumption data based on actual meter readings.

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 766  
Asset Rating: Not available

	Heating	Electricity
Annual Energy Use (kWh/m <sup>2</sup> /year)	70	53
Typical Energy Use (kWh/m <sup>2</sup> /year)	178	75
Energy from renewables	0%	0%

### Administrative Information

This is a Display Energy Certificate as defined in SI 2007/991 as amended.

Assessment Software: DCLG, ORCa, v3.6.2  
Property Reference: 710846100000  
Assessor Name: Mr. Ian Sturt  
Assessor Number: EED011182  
Accreditation Scheme: Elmhurst Energy Systems  
Employer/Trading Name: HI Devon  
Employer/Trading Address: 20 St Columba Close, Kingsteignton, Newton Abbot, TQ12 3RL

Issue Date: 05-08-2016  
Nominated Date: 01-05-2016  
Valid Until: 30-04-2026  
Related Party Disclosure: Contractor to the occupier for EPBD services only.

Recommendations for improving the energy efficiency of the building are contained in the accompanying Advisory Report.



## Contact

Rebecca Adams  
GP Surveyors  
Business Development Manager  
0114 281 5850  
[ra@gpsurveyors.co.uk](mailto:ra@gpsurveyors.co.uk)

## Offers invited

Offers over £1.65 million  
Bids to be submitted by 12 noon on June 5







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## IMPORTANT NOTICE:

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