

Lot 7, Hastings Old Town Surgery, The Ice House, Rock-A-Nore Road, Hastings, East Sussex TN34 3DW

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)



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Property Information

Medical Centre Investment

- Modern Doctor's Surgery to be let on 20-year lease from completion (subject to options)
- Three yearly rent reviews
- Substantial Medical Centre of approximately 708.30 sq m (7,622 sq ft)
- Opposite large car park
- Located in Hastings Old Town centre in a densely populated residential area

Lot

7

Auction

15th February 2024

Rent

£125,255 per Annum Exclusive

Status

Available

Sector

Medical/Healthcare

Auction Venue

Live Streamed Auction

On Behalf of Joint Receivers

Location

Miles

28 miles south-east of Royal Tunbridge Wells, 70 miles south-east of Central London

Roads

A21, A27, A259, A2101

Rail

Hastings Railway Station

Air

London Gatwick Airport

Situation

Hastings is a historic seaside town in East Sussex. The property is prominently situated within Hastings Old Town, a pleasant residential suburb, approximately 1 mile to the east of Hastings town centre, on the northern side of Rock-A-Nore Road. The property is opposite a large car park which is adjacent to the seafront.

Tenure

Virtual Freehold. Held for a term of 999 years from 29th September 2015 at a peppercorn rent.

EPC

Band B

Description

The property comprises a Medical Centre arranged over ground, basement and 5 upper floors.

VAT

Please refer to the solicitors legal pack.

Note

This property is being marketed for sale on behalf of Joint Receivers and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability. The Receivers are not bound to accept the highest or any offer.

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Medical/Ancillary	282.16	(3,037)	DR CRAIG NAMVAR, STEVE BOXWELL & KIRSTEN ADAMS (1) (t/a Hastings Old Town Surgery)	20 years from completion of the sale (3)	£125,255 (2)	3 yearly
Basement	Ancillary	80.84	(870)				
First	Medical/Ancillary	67.30	(724)				
Second	Medical/Ancillary	69.10	(743)				
Third	Medical/Ancillary	69.10	(743)				
Fourth	Medical/Ancillary	66.20	(713)				
Fifth	Offices/Ancillary	73.60	(792)				
Total		708.30	(7,622) (4)			£125,255	

(1) According to the NHS website, as of the 25/01/2024 the surgery had 25,674 patients registered and the current CQC rating is 'Good' (www.cqc.org.uk). Hastings and Rother Healthcare also practice from two other surgeries in Hastings (www.hastingsandrother.healthcare).

(2) The rental payments are provided by the tenant who is then reimbursed by the NHS.

(3) The tenant has the right to break the lease in the event that NHS funding is removed, subject to serving a minimum of 6 months notice within the 12 month period following the removal of the NHS funding. Please see legal pack for full details.

(4) The floor areas stated above have been provided by the District Valuer. The floor areas must not be relied upon by the Buyer and do not form part of the contract of sale.

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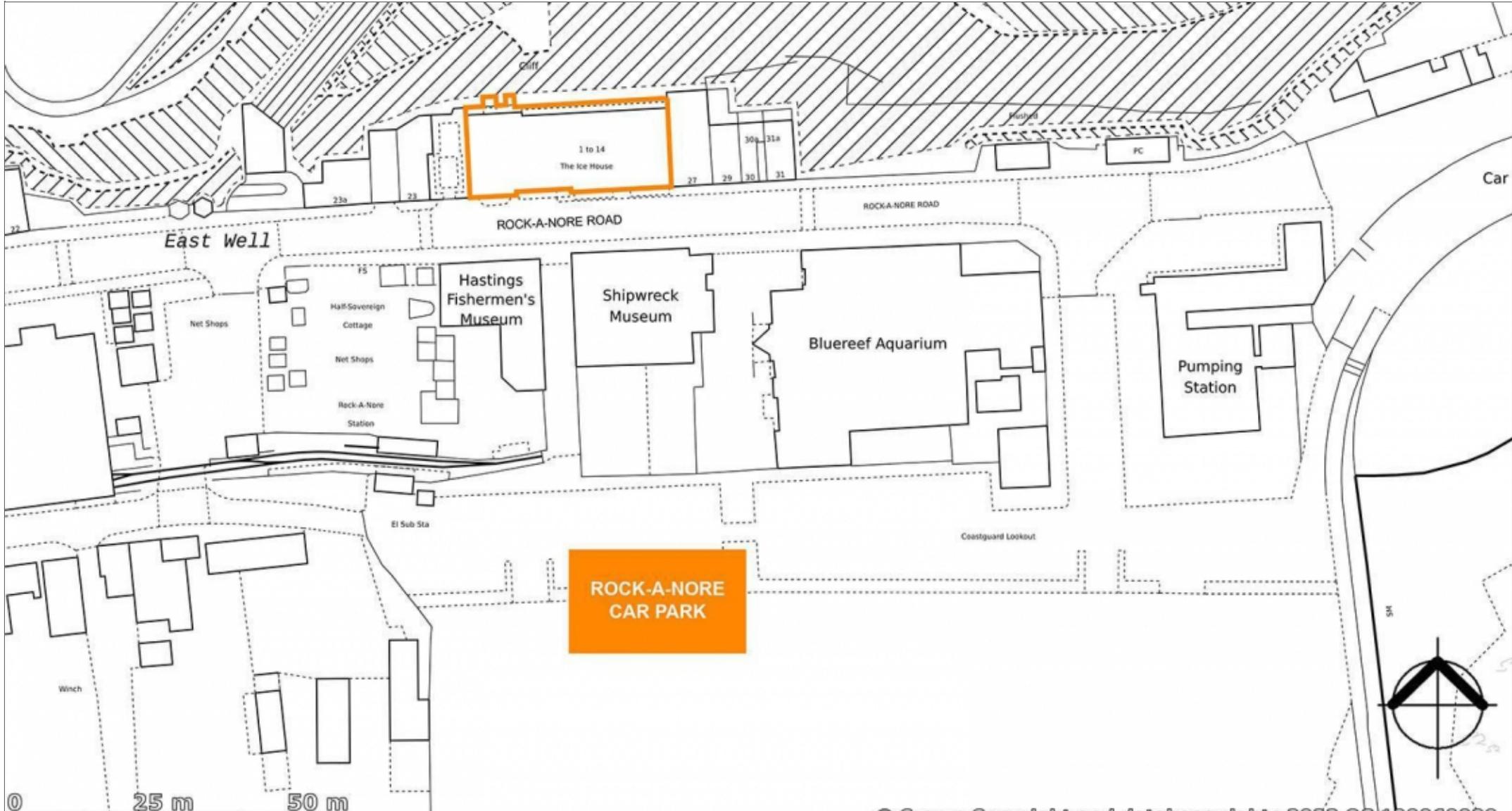
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September 2020