

Lot 21, Rendlesham Surgery, 6 Acer Road, Rendlesham, Near Woodbridge, Suffolk IP12 2GA

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Doctors Surgery Investment

- Doctors occupy under a lease until October 2035 (no breaks)
- Detached doctors surgery, pharmacy and additional land
- Total floor area of Doctors Surgery/pharmacy of approx. 260.13 sq m (2,800 sq ft)
- Parking for approx. 20 cars
- Sole Doctors Surgery in Rendlesham

Lot

21

Auction

27th March 2025

Rent

£35,240 per Annum Exclusive

Status

Available

Sector

Medical Centre/Doctors

Auction Venue

Live Streamed Auction

Location

Miles

5 miles north east of Woodbridge, 11 miles north east of Ipswich, 34 miles south of Norwich

Roads

A1152, A12

Rail

Melton Railway Station, Wickham Market Railway Station

Air

London Gatwick Airport

Situation

Rendlesham is an attractive village some 5 miles north east of Woodbridge and 11 miles from Ipswich. The property is located on the south side of Acer road, immediately adjacent to the A1152, in a predominantly residential area. The property currently provides the sole doctors surgery in Rendlesham.

Tenure

Freehold.

Description

The property comprises a single storey detached doctors surgery and pharmacy of approximately 260.13 sq m (2,800 sq ft) together with approximately 20 allocated car parking spaces. The sale also includes additional land and roadways not demised to the tenant. The property has a total site area of 0.33 Ha (0.80 Acres).

VAT

VAT is applicable to this lot.

Octopus Bridging Loan for Buyers

Not available

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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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	Doctors Sugery/Pharmacy	260.13	(2,800)	DR KAISER, DR GLAISTER, DR LAL, DR ELSON	15 years from 08/10/2020 until 07/10/2035 (1)(2)	£35,240	08/10/2025 08/10/2030
Total		260.13	(2,800)			£35,240	

(1) Rendlesham Surgery also provides a doctors practice based in Wickham Market and according to the NHS website, as of February 2025, both practices have a total of 9,943 patients with a current CQC rating of 'Good' (www.cqc.org.uk).

(2) Part of the property has been sublet by the tenant to a pharmacy t/a Acer Road Pharmacy

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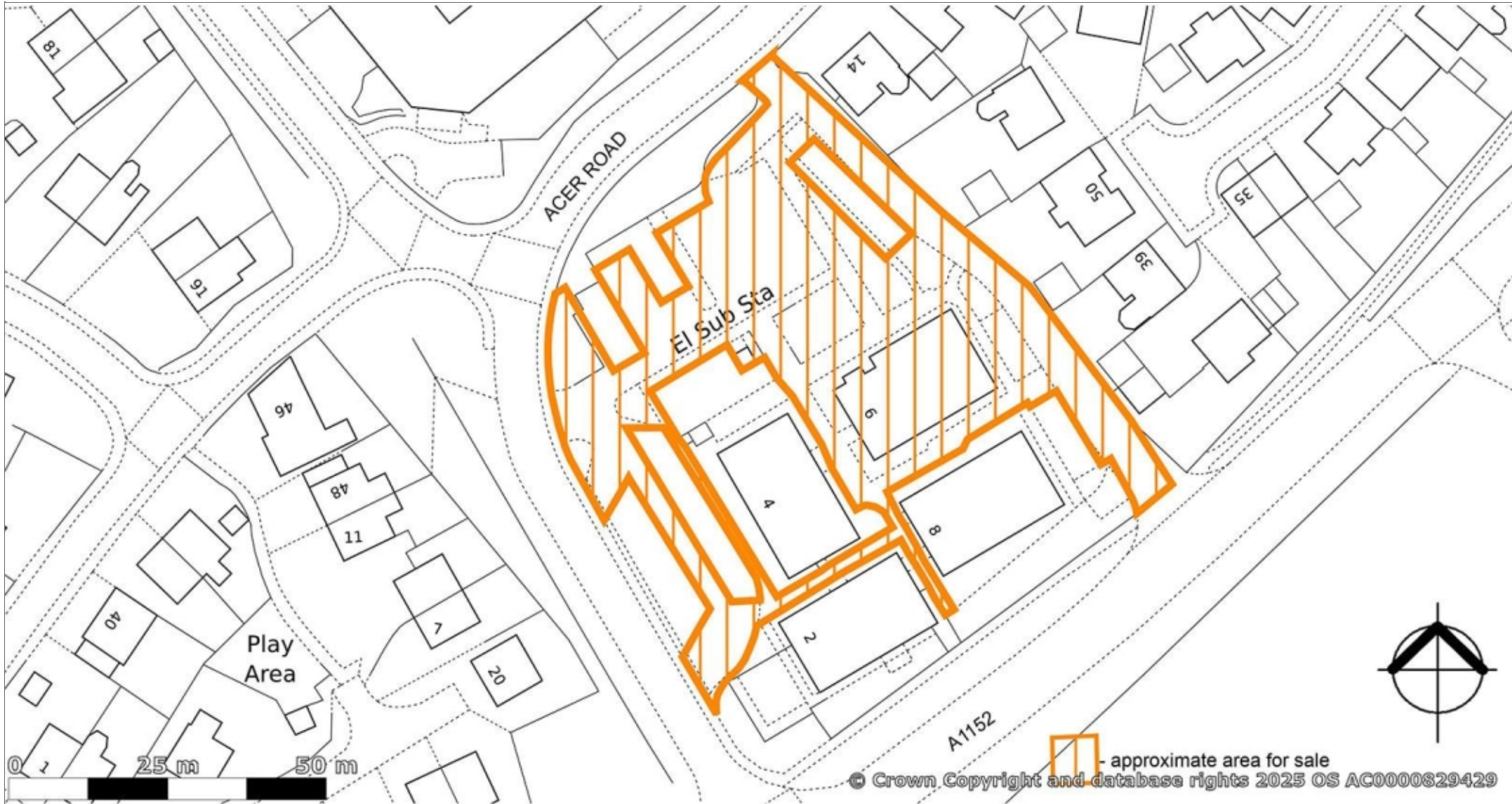
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2024