

lot 2

Harrow Health Care Centre, Devonshire House, 84-88 Pinner Road Harrow, Middlesex HA1 4HZ

Rent
£51,500
per annum
exclusive

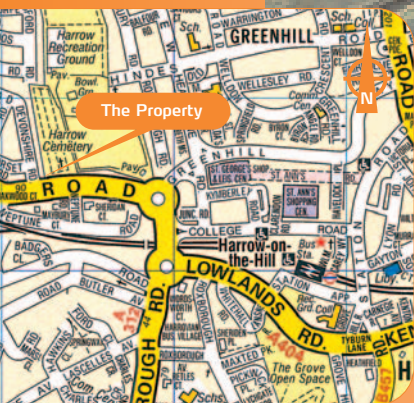
Freehold Medical Centre and Office
Investment

- Ground floor let to the General Practitioner Partners of the Health Care Centre
- First floor to be offered with Full Vacant Possession
- Prominently situated on Pinner Road (A404) just west of Harrow-on-the-Hill town centre

- Approximately 754.08 sq m (8,117 sq ft) with parking for approximately 18 cars
- Approximate site area of 0.13 hectares (0.31 acres)
- Future development potential (subject to consents)
- Six Week Completion Available



On instructions from
Sarah Rayment and Shay Bannon of
BDO LLP, as Joint Administrators of
City Living Healthcare Properties Ltd



Location

Miles: 8 miles south-east of Watford
15 miles north-east of Slough
16 miles north-west of Central London
Roads: A40, A404, A406, M25
Rail: Harrow-on-the-Hill Mainline Railway Station
and Underground (Metropolitan Line)
Air: Heathrow Airport

Situation

The property is prominently situated on the north side of Pinner Road (A404) at the junction with Devonshire Road. Harrow-on-the-Hill town centre and railway station are approximately 400 metres east of the property while nearby occupiers in the immediate area include Harrow Association of Volunteer Service, NHS Primary Care Trust, Total Petrol Station with Spar Supermarket, The Harrow Hotel and Access Storage Solutions.

Description

The property comprises a GROUND FLOOR HEALTH CENTRE currently used as both a DOCTOR'S SURGERY and a DENTAL CLINIC. The first floor comprises SELF-CONTAINED OFFICE ACCOMMODATION which is not currently occupied. The property also benefits from car parking to the rear for approximately 18 vehicles, accessed via Devonshire Road.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion Available

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground and Car Parking Spaces	Health Centre	374.42 sq m (4,030 sq ft)	INDIVIDUALS (GENERAL PRACTITIONER PARTNERS) (1)(2)	15 years from 21/09/1999 on a full repairing and insuring lease	£51,500	21/09/2009
First	Office	379.66 sq m (4,087 sq ft)	TO BE OFFERED WITH FULL VACANT POSSESSION			
Total		754.08 sq m (8,117 sq ft)			£51,500	

- (1) The Harrow Health Care Centre was established in 1982 as the first private GP surgery to offer membership of a one-stop private medical service, offering round the clock care for the whole family. (Source: www.harrowhealthcare.com 25/01/2011)
- (2) The tenant has sub-let part of the ground floor for the use of a dental practice. For further information, please refer to the legal documents.

For further details please contact:

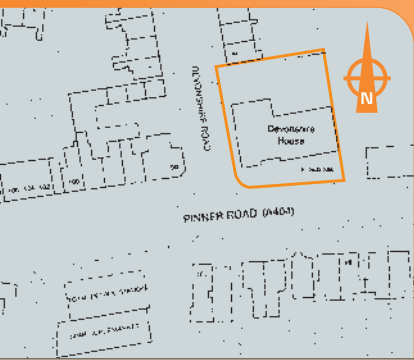
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Viewings

There will be group viewings for this property. Interested parties must register their details with the Auctioneers. Please contact Gwen Thomas. Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk

Solicitors:

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