

# Woolstone Medical Centre, Woolstone Road, Catford London SE23 2TR

lot 10

**Freehold Medical Investment**

- Let to two individual doctors until 2027
- Three yearly rent reviews
- Modern medical facility with car parking

Rent  
**£119,100**  
per annum  
exclusive



**Location**

**Miles:** 6 miles south-east of Central London  
**Roads:** A21, A205, A23(M), A19  
**Rail:** Catford, Catford Bridge, Forest Hill  
**Air:** London City, London Gatwick, London Heathrow

**Situation**

The popular South London suburb of Catford, located in the Borough of Lewisham, lies some 6 miles south-east of the Central London. It benefits from good communications with the A21 and the A205 South Circular Road located nearby. The property is situated some 500 metres from the centre of Catford.

**Description**

The property comprises a modern, purpose built medical centre constructed in 2007 and fitted to a high standard. The property benefits from a passenger lift and 11 spaces within a shared car park to the rear.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Surgery	189.76 sq m (2,043 sq ft)	<b>DR. ENTWISTLE AND DR. DOBLE</b>	20 years from 15/01/2007 until 2027	£119,100	2013 and 3 yearly
First		151.19 sq m (1,627 sq ft)				
Second		145.34 sq m (1,564 sq ft)				
<b>Totals</b>		<b>486.29 sq m (5,234 sq ft)</b>			<b>£119,100</b>	

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