

Marine Avenue Medical Centre, Marine Avenue Whitley Bay NE26 3LW

lot 20

Freehold Medical Investment

- Let to four individual doctors until 2026
- Includes 20 car parking spaces
- Modern medical facility with car parking
- Three yearly rent reviews
- Approximately 524 sq m (5,640 sq ft)

Rent
£88,000
per annum
exclusive



Location

Miles: 7 miles north-east of Newcastle
12 miles north of Sunderland
41 miles north of Middlesbrough
Roads: A19, A1M
Rail: Whitley Bay Station
Air: Newcastle International Airport

Situation

The popular and prosperous coastal town of Whitley Bay is located some 10 miles north-east of Newcastle upon Tyne and 6 miles south of Blyth. The town benefits from having excellent communications to the Tyneside conurbation via the metro railway network and the A1. The property is situated in a predominately residential area opposite Churchill playing fields and some 100 metres from Monkseaton Metro Station.

Description

The property comprises a modern, purpose built medical centre constructed in 2006 to a high standard, with medical accommodation on ground and first floors. The property benefits from a passenger lift and 20 car parking spaces at the rear.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Planning

The property has the potential for an extension to add a pharmacy (subject to consents).

North Tyneside Council Planning, Quadrant, The Silvertink North, Cobalt Business Park, North Tyneside NE27 0BY.

Website: www.northtyneside.gov.uk/planning

Email: development.control@northtyneside.gov.uk

Tel: 0191 643 2310 Fax: 0191 643 2426.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Surgery	279.00 sq m (3,003 sq ft)	DR BUCHANAN, DR CRITCHLOW, DR ROBSON AND DR SCOTT	20 years from 03/10/2006 until 2026	£88,000	2013 and 3 yearly
First	Surgery	245.00 sq m (2,637 sq ft)				
Totals		524.00 sq m (5,640 sq ft)			£88,000	

For further details please contact:

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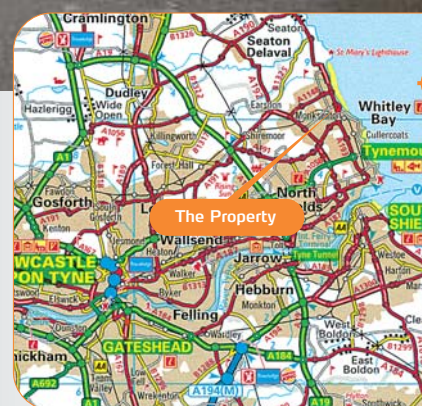
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