

Central Doctors Surgery, 27 Southchurch Boulevard Southend-on-Sea, Essex SS2 4UB

lot 3

Freehold Medical Investment

- 3 yearly rent reviews
- Next rent review in July 2011
- 10 car parking spaces
- Future development potential (subject to planning consents)

Rent
£22,650
per annum
exclusive



Location

Estimated District Population: 160,000
Miles: 18 miles south-east of Chelmsford
35 miles east of Central London

Roads: A13, A127

Rail: Southend East Rail

Air: City Airport

Situation

The property is situated at the junction with Castleton Road within a predominately residential area served by local facilities and a library a short distance to the west at the junction with Hamstel Road.

Description

The property comprises a detached single storey PURPOSE BUILT SURGERY. The property benefits from 7 undesignated parking spaces on the west side and 3 designated parking spaces on the east side. The site area is approximately 0.06 hectares (0.16 acres).

Tenure

Freehold.

VAT

VAT is not applicable on this lot.



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Surgery	166.96 sq m (1,797 sq ft)	DR C GOODCHILD, DR U HUTTER & DR A IRLAM	30 years from 01/07/1984 on a full repairing and insuring lease.	£22,650	3 yearly reviews Next review on 01/07/2011
Totals		166.96 sq m (1,797 sq ft)				

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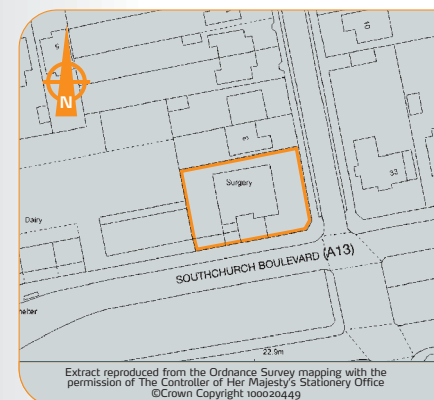
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