

Millfield Medical Centre, St Martin's Street, Peterborough Cambridgeshire PE1 3BF

lot 7

Freehold Medical Centre Investment

- Let to doctors until 2028, subject to option
- Centrally located in main shopping district
- Opposite Iceland Stores and close to Lloyds TSB
- Substantial car park for 17 cars
- Part underlet to National Co-Operative Chemists Limited, as a pharmacy

Rent
£83,750
per annum
exclusive



On behalf of
The co-operative estates

Location

Miles: 35 mile west of King's Lynn,
37 miles north of Cambridge,
41 miles east of Leicester
Roads: A47, A1(M)
Rail: Peterborough Rail Station
Air: Luton Airport

Situation

Millfield is a district of Peterborough, north of the city centre. The medical centre is situated in the heart of the district centre, close to a number of local and national traders. Nearby occupiers include Iceland, Co-Operative Food Store and Lloyds Bank.

Description

The property comprises a single storey traditional shop frontage which has been extended at the rear. The property benefits from a car park with 17 spaces.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Surgery	586.70 sq m (6,315 sq ft)	DR KENEY AND DR WATERS (t/a Millfield Medical Centre) (1)	20 years from 23/12/2008 (2)	£83,750	01/12/2013
Totals		586.70 sq m (6,315 sq ft)			£83,750	

- (1) The Millfield Medical Centre operates with 5 residential doctors catering for the needs of some 10,000 patients. (Source: www.millfieldsmedicalcentre.co.uk)
 (2) The lease contains a tenant's option to determine on the 23rd December 2018.
 (3) Part underlet to National Co-Operative Chemists Ltd as a pharmacy.

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