

lot 15

Crumlin Medical Centre, Crown Road, Crumlin Newport, West Glamorgan NP11 4PQ

Rent
£96,150
per annum
exclusive

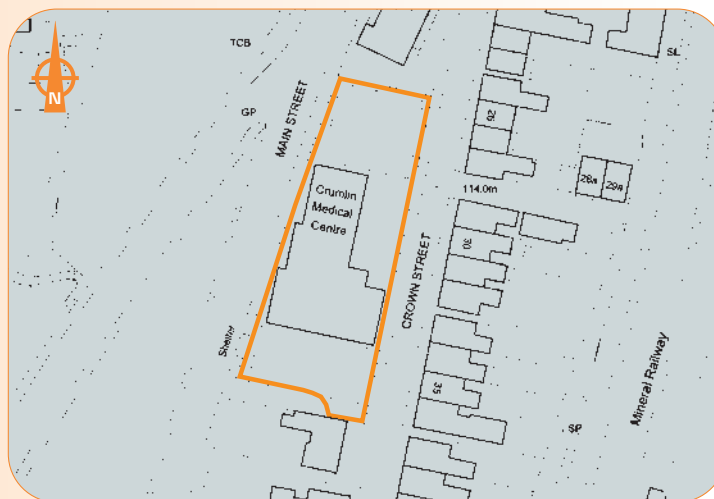
Freehold Modern Medical Centre
Investment

- Let to Doctors and Caerphilly Health Board until 2031
- Rent reimbursed to the tenant by Local Health Board (2)
- Includes car parking for approximately 27 cars
- 3 Yearly Rental Reviews
- Six Week Completion Available



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Location

Miles: 5 miles west of Pontypool
10 miles north-west of Newport
21 miles north-east of Cardiff
Roads: A467, A467, M4
Rail: Newbridge Station
Air: Cardiff International Airport, Bristol International Airport

Situation

The property is situated in a predominantly residential area within the centre of Crumlin on the west side of Crown Street. The area has excellent communication routes via the M4 Motorway (10 miles south).

Description

The property comprises a substantial modern purpose built medical centre with waiting rooms, consultancy rooms and ancillary accommodation on the ground and first floors. The property benefits from substantial car parking for approximately 27 cars.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review (Reversion)
Ground and First	Waiting Rooms, Surgery, Consulting Room and Office	521 sq m (5,608 sq ft)	DR. K OJHA AND DR. S OJHA (1)	25 years from 21/08/2006 until 2031	£80,535	21/08/2012 and 3 yearly
Ground	Offices	101 sq m (1,087 sq ft)	CAERPHILLY HEALTH BOARD	25 years from 21/08/2006 until 2031	£15,615	21/08/2012 and 3 yearly
Totals		622 sq m (6,695 sq ft)			£96,150	

(1) We understand that the Tenants as Registered General Practitioners qualify under **The National Health Service Act 1977. The National Health Service (General Medical Services - Premises Costs) (Wales) Directions 2004** provides for the Local Health Board to reimburse for rental costs. A copy of the Directive is available in the legal pack.

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