

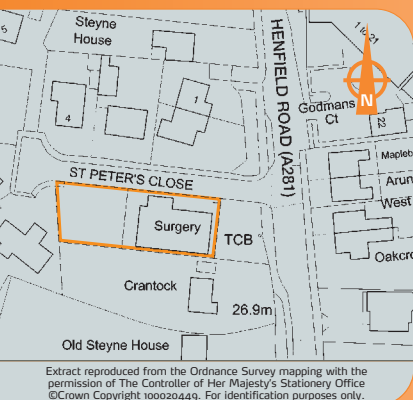
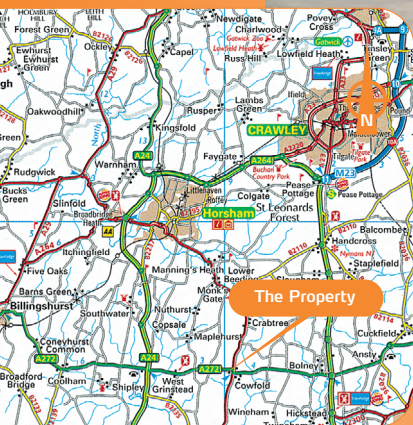
lot 4

Cowfold Surgery, St Peters Close, Cowfold, Near Horsham West Sussex RH13 8DN

Rent
£72,570
per annum
exclusive

Modern Medical Centre Investment

- Let to Doctors until 2023
- Rent reimbursed to the tenant by Primary Care Trust (3)
- 3 yearly rent reviews
- Includes car parking for approximately 11 cars
- Affluent West Sussex location
- Six Week Completion Available



Location

Miles: 6 miles south of Horsham
15 miles north of Brighton
41 miles south of Central London

Roads: A23, A272, M23

Rail: Billingshurst Rail Station (Direct to London Victoria in approximately 75 minutes)

Air: London Gatwick Airport

Situation

The property is situated in the centre of Cowfold, an attractive and affluent area of West Sussex, at the junction of St Peters Close and the A281.

Description

The property is a substantial and modern purpose built medical centre, comprising consulting rooms and waiting area on the ground floor and ancillary office accommodation on the first floor. The property benefits from a lift and a car park for approximately 11 cars.

Tenure

Long Leasehold. Held from Mid-Sussex PCT for a term of 125 years from 12th September 2002 until 2127 at a peppercorn.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Waiting room /Surgery and Office	211.54 sq m (2,277 sq ft)	DR. JOHN DARCY AND DR. MEERA SMETHURST (1)	20 years from 26/08/2003 until 2023	£72,570	26/08/2012 and 3 yearly (2)
First	Office/Ancillary	164.67 sq m (1,772 sq ft)				
Totals		376.21 sq m (4,049 sq ft)			£72,570	

- (1) The Cowfold Medical Group have a practice population of 4,358 patients and was one of only three surgeries in the West Sussex Primary Care Trust area that achieved maximum points for the Qualities and Outcomes Framework with regard to patient satisfaction with their experiences of the practice. (Source: www.nhs.uk/services 14/09/2012). Also see www.cowfoldmedicalgroup.co.uk for more information.
- (2) The 28th August 2012 rent review remains outstanding.
- (3) 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) (England) Directions 2004** provides for the Primary Care Trust to reimburse for leasehold premises rental costs. A copy of the Directive is available in the legal pack.

For further details please contact:

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