

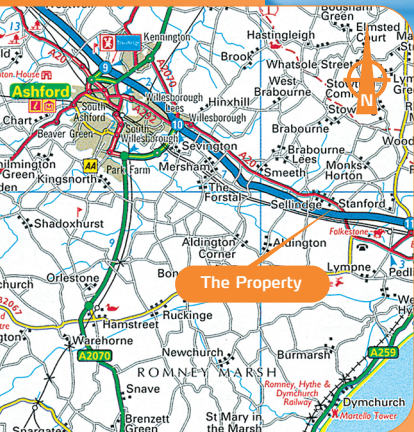
lot 17

Rent
£89,000
per annum
exclusive

Sellindge Medical Centre, Ashford Road, Sellindge
Ashford, Kent TN25 6JX

Modern Medical Centre Investment

- Let to Doctors until 2024
- Rent reimbursed to the tenant by Primary Care Trust (2)
- 3 yearly Rent Reviews
- Includes substantial car parking rights
- Six Week Completion Available



Location

Miles: 6 miles south-east of Ashford
9 miles west of Folkestone
Roads: A20, M20 (Junction 10 and 11)
Rail: Westernhanger Rail Station (direct to London Charing Cross)
and Ashford International Station (direct to St Pancras in
approximately 60 minutes)
Air: London Gatwick

Situation

Sellindge, an attractive parish on the A20, is located between
Ashford and Folkestone.
The property is situated on the south side of Ashford Road (A20)
adjacent to the Village Hall and close to Sellindge Primary School.

Description

The property, a modern purpose built surgery comprises consulting
rooms and waiting room accommodation on the ground floor and
ancillary office accommodation on the first floor. The property
benefits from a lift and 9 car parking spaces with exclusive rights
and a right to use a further 50 spaces.

Tenure

Long Leasehold. Held from the Parish Council of Sellindge/The
Committee of Management for the War Memorial Hall at Sellindge
for a term of 125 years from 28th August 2003 until 2128 at a rent
of £100 per annum.

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/ Consultancy Rooms and Office	329.62 sq m	(3,548 sq ft)	DR. R. G. MOREY AND DR. G. D. BIANCO (1)	20 years from 23/04/2004 until 2024	£89,000	23/04/2013 and 3 yearly
First	Ancillary/Office	127.26 sq m	(1,369 sq ft)				
Totals		456.88 sq m	(4,917 sq ft)			£89,000	

- (1) The Sellindge Medical Centre is within the Ashford Primary Care Trust. For more information see www.sellindgesurgery.co.uk
(2) 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** for the Primary Care Trust to reimburse for leasehold premises rental costs. A copy of the Directive is available in the legal pack.

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