

Bigham Road Medical Centre, Bigham Road, Liverpool Merseyside L6 6DW

lot 25

Modern Medical Centre Investment

- Let to Doctors until 2027
- Rent reimbursed to the tenant by Primary Care Trust (3)
- 3 yearly Rent Reviews
- Located close to the City Centre in a predominantly residential suburb
- Six Week Completion Available

Rent
£31,736
per annum
exclusive



Location

Miles: 2 miles east of Liverpool City Centre
32 miles west of Manchester
Roads: A57, M62
Rail: Edge Hill Station, Liverpool Lime Street Station
Air: John Lennon Airport, Manchester International Airport

Situation

Bigham Road Medical Centre is situated in a predominantly residential suburb of Liverpool, some 2 miles east of the city centre. The area benefits from excellent communication routes via the A57 to the city centre and the M62 to the wider motorway network. The property is adjacent to the Fairfield's Community Centre and the newly developed Venture Housing Association project.

Description

The property, a modern, detached medical centre, comprises consulting rooms and a waiting room on the ground floor and offices and ancillary accommodation on the first floor. The property benefits from a site area of 0.10 hectares (0.25 acres), with a site coverage of approximately 20% and a secure car park for approximately 12 cars.

Tenure

Long Leasehold. Held on a lease from Liverpool City Council for a term of 125 years from 29th March 1996 until 2121 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	Surgery	182.50 sq m	(1,964 sq ft)	DR S.M. RAMAMOORTHY AND DR M.T.N. ISSA (1)	30 years from 21/06/1997 until 2027	£31,736	21/06/2012 and 3 yearly (2)
First	Ancillary	67.65 sq m	(728 sq ft)				
Totals		250.15 sq m	(2,692 sq ft)			£31,736	

- (1) The Bigham Road Medical Centre is part of the Liverpool Primary Care Trust. Liverpool PCT brings together services offered by General Practitioners (GP's), Community Nurses, Practice Nurses, other community services and other agencies dealing with health matters across the city. The PCT has a budget of over £800 million, employing over 3,200 staff. (Source www.nhs.uk/services 14.09.2012)
- (2) The Rent Review from June 2012 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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