

lot 20

# The Streatham Hill Group Medical Centre, 6 Leigham Court Road Streatham, London SW16 2PG

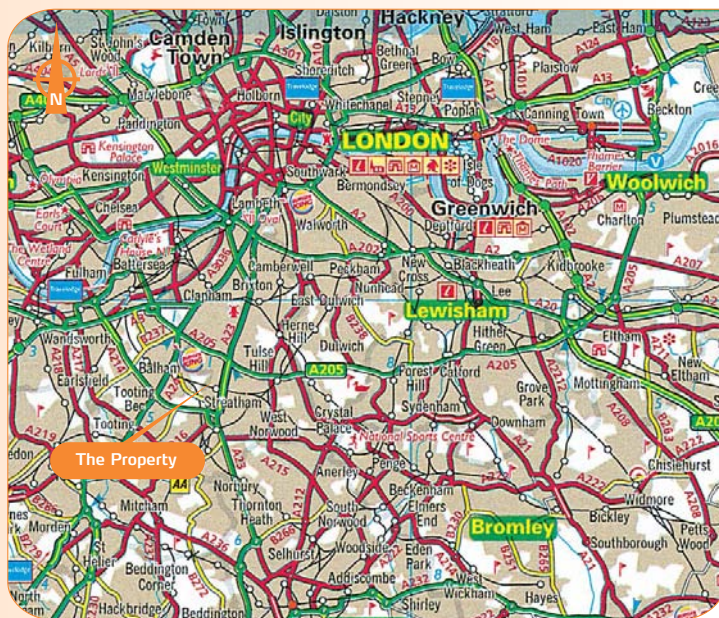
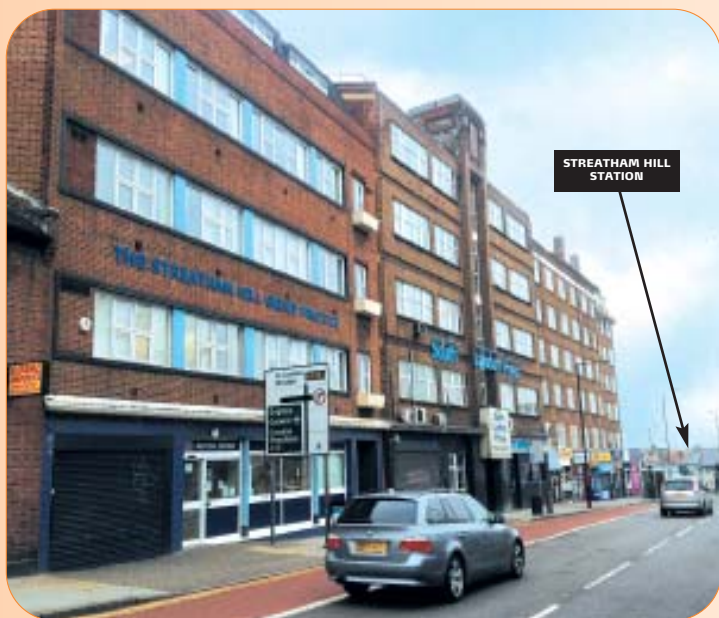
Rent  
£162,100  
per annum  
exclusive

**Freehold Medical Centre Investment**

- Let to Doctors until 2025
- Three yearly rent reviews
- Rent and Rates reimbursed by Primary Care Trust (2)
- Popular London suburb
- Six Week Completion Period Available

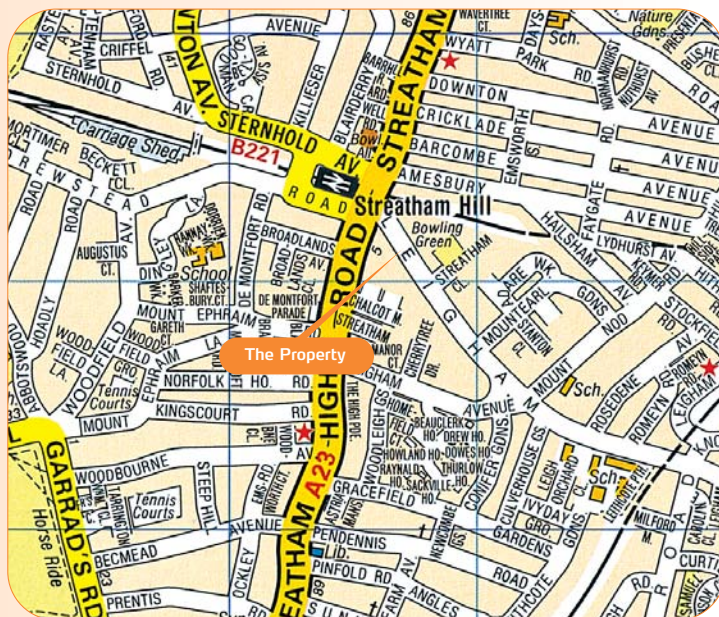






**lot 20**

Rent  
**£162,100**  
per annum  
exclusive



**Location**

Miles: 2 miles west of Dulwich Village  
5 miles south of Central London  
Roads: A23, A205 (South Circular Road)  
Rail: Streatham Hill Railway Station (direct to London Bridge and London Victoria in circa 20 minutes)  
Air: London Heathrow, London Gatwick

**Situation**

The popular South London suburb of Streatham, located in the borough of Lambeth, lies some 5 miles south of Central London. Leigham Court Road is located immediately off the A23, a primary arterial route through South London. The property is situated on the south side of Leigham Court Road and Streatham Hill Station is approximately 75 metres from the property.

**Description**

The property comprises medical centre accommodation on the ground floor, four upper floors and a basement. The property benefits from a lift and a secure car park with 6 car parking spaces accessed from the front of the building.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Basement	Ancillary	19.10 sq m (206 sq ft)	<b>DR I. UNG AND DR. G. PUDLOWSKA (1) (t/a Streatham Hill Group Practice)</b>	18 years from 24/06/2007 until 2025 on a full repairing and insuring lease	£162,100 (2)	23/06/2013 and 3 yearly (2)
Ground	Reception and Consulting Rooms	78.30 sq m (843 sq ft)				
First	Consulting Rooms	151.40 sq m (1,630 sq ft)				
Second	Consulting Rooms	142.90 sq m (1,538 sq ft)				
Third	Consulting Rooms	142.20 sq m (1,530 sq ft)				
Fourth	Offices	112.70 sq m (1,213 sq ft)				
<b>Totals</b>		<b>646.60 sq m (6,960 sq ft) (3)</b>			<b>£162,100</b>	

(1) For more information about the Practice see [www.shgp.co.uk](http://www.shgp.co.uk)  
 (2) We understand that the tenants as Register General Practitioners qualify under **The National Health Services Act 1977 The National Health Service (General Medical Services – A Premises Costs) (England) Direction 2004** provides for the Primary Care Trust to reimburse for leasehold premises rental costs. A copy of the directive and a copy of the letter confirming the reimbursement from Lambert PCT is available in the legal pack.  
 (3) The above floor areas have been used by the District Valuer in a previous Rental Valuation.

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