

lot 58

Avon Medical Centre, 1 Academy Street Larkhall, South Lanarkshire ML9 2BJ

Rent
£53,850
per annum
exclusive

Heritable Medical Centre Investment

- Let to Doctors until 2027
- Prominent position close to the town centre
- Nearby occupiers include Co-operative Food, Semichem, The Post Office and RBS
- Within an established residential area and adjacent to a school
- On-site car parking for approximately 47 cars



Location

Miles: 18 miles south of Glasgow
Roads: A71, M74 (Junction 8), M8
Rail: Larkhall Railway Station
Air: Glasgow International Airport

Situation

The property is situated in a predominantly residential area but close to the main retailing street, Union Street with occupiers including Co-operative Food, Semichem, Boots Pharmacy and Royal Bank of Scotland. Adjacent to the property is a primary school and opposite is a children's nursery.

Description

The property comprises a modern, purpose built health centre arranged on the ground and first floor. The property benefits from a large car park for approximately 47 cars.

Tenure

Heritable (Scottish equivalent of English Freehold).

VAT

VAT is not applicable to this lot.

Viewings

Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Mhairi Jarvis. Telephone: +44 (0)131 554 1705.

Six Weeks – 6 Months Completion on 7 Days' Notice

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Doctors Surgery	353.51 sq m	(3,805 sq ft)	DR NC CAMPBELL, DR AT THOMPSON, DR PA SKEHAN AND DR E FAWCETT	20 years from 20/07/2007 until 2027 on a full repairing and insuring lease	£53,850	20/07/2016 & 3 yearly
First	Staff and Offices	111.04 sq m	(1,195 sq ft)				
Totals		464.55 sq m (5,000 sq ft)				£53,850	

For further details please contact:

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