

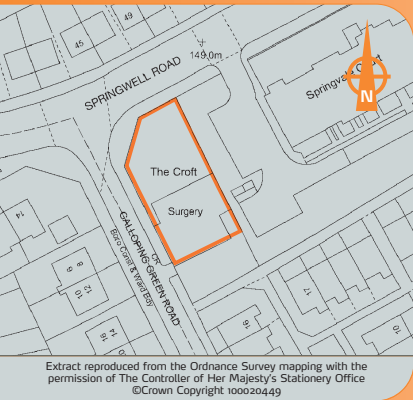
lot 12

Rent
£21,860
per annum
exclusive

The Croft Surgery, Wrekenton
Gateshead, Tyne & Wear NE9 7BJ

Freehold Medical Investment

- Located in densely populated residential suburb
- May 2009 rent review notice served at £29,500 pax
- Let to Gateshead Primary Care Trust
- On-site car parking to the front and rear



Location

Estimated Resident Population: 191,000
Miles: 7 miles south of Newcastle upon Tyne
5 miles south of Gateshead
Roads: B1296, A1, A194(M)
Rail: Heworth Rail Station, Newcastle Rail Station
Air: Newcastle International Airport

Situation

The property is prominently situated on the corner of Springwell Road and Galloping Green Road within a densely populated residential suburb served by local facilities. A Lloyds Pharmacy is situated close by.

Description

The property comprises a two storey MEDICAL CENTRE incorporating a single storey modern extension to the side and rear. The property benefits from car parking provision to the front and rear and has an approximate site area of 0.06 hectares (0.15 acres).

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Doctors' Surgery	218 sq m	(2,345 sq ft)	GATESHEAD PRIMARY CARE TRUST (I)	30 years from 30/05/1985 on a full repairing and insuring lease	£21,860	30/05/2009 and 3 yearly (Notice served proposing a new rent of £29,500 p.a.x.)
Totals		218 sq m	(2,345 sq ft)			£21,860	

(I) On assignment from Dr D Rooney, Dr V C Kaura, Dr Bird and Dr E Moylett.

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