

Lot 19

£85,661 per annum
exclusive with studio
flat to be let

99 Regent's Park Road, Primrose Hill,
London NW1 8UR

Freehold Healthcare and Residential Investment



Tenancy and accommodation

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flat to be let

Floor	Use	Floor Areas (Approx) (4)		Tenant	Term	Rent p.a.x.
Ground First	Surgery Surgery	61.00 sq m 22.00 sq m	(657 sq ft) (237 sq ft)	INDIVIDUAL DOCTORS t/a Primrose Hill Surgery (1)	15 years from 26/02/2001 (2)	£55,200
Second	1 Bedroom Flat	52.73 sq m	(567 sq ft)	INDIVIDUALS	Let on an Assured Shorthold Tenancy agreement for a term of 12 months until 30/12/2018	£12,732
Third	1 Bedroom Flat	52.73 sq m	(567 sq ft)	INDIVIDUALS	Let on an Assured Shorthold Tenancy agreement for a term of 12 months until 13/09/2018	£17,729
Fourth	Studio Flat	34.51 sq m	(371 sq ft)	VACANT POSSESSION		
Totals		222.97 sq m	(2,399 sq ft)			£85,661

- (1) We understand that the tenants as Registered General Practitioners qualify under The National Health Services 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.
- (2) Tenant currently holding over. The lease is inside the security of tenure provisions of the Landlord and Tenant Act 1954.
- (3) The Auctioneers have not inspected the basement.
- (4) The residential floor areas stated above are Gross Internal Areas and include common parts.

Key Details

- Highly affluent and highly fashionable North London district
- First time on the market for 73 years
- Let to Individual Doctors with rent reimbursed to the tenant by the NHS (1)
- Includes three self-contained flats

Location

Miles: 0.5 miles north of Regent's Park
2 miles north of Mayfair
3.5 miles north-west of the City of London

Roads: B509, A41, A502, M1

Rail: Chalk Farm Underground Station
Kentish Town West Overground

Air: Heathrow Airport
London City Airport

Situation

Primrose Hill is a highly affluent and highly fashionable North London district some 2 miles north of Mayfair. The property is prominently situated on the west side of Regent's Park Road on the main commercial pitch. Nearby occupiers include Space NK, LEMONIA, Savills and a variety of luxury boutique shops, cafés and restaurants.

Description

The property, an attractive mid terrace building, comprises ground and first floor surgery accommodation with three self-contained residential flats on the second, third and fourth floors. The flats are accessed via a separate entrance on Regent's Park Road. The property also has a basement, which is accessed via a hatch in the residential common parts (3). The surgery also occupies the adjoining property, to which there is internal access between the two properties.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Note

The Buyer will pay 3% of the purchase price to the Seller. Please see Special Conditions of Sale.

Six Week Completion



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