

Lot 30

£35,500 per annum exclusive

Breast Test Wales, Ellice Way, Wrexham Technology Park, Wrexham LL13 7YT

Well Located Medical Investment



Key Details

- Let to Public Health Wales NHS Trust until 2027 (no further breaks)
- Specifically internally designed as a breast screening and clinical facility and operated as such by the NHS since 2002
- Easily accessible from A483 into Wrexham Technology Park
- Nearby occupiers include Maelor Hospital and Ramada Plaza Hotel

Location

Miles: 28 miles south of Liverpool
39 miles west of Stoke-on-Trent
Roads: A483 (Junction 5), A51
Rail: Wrexham General & Wrexham Central Rail
Air: Liverpool John Lennon Airport

Situation

The property is well located 1 mile from Wrexham town centre within the Wrexham Technology Park, home to the Bangor University Wrexham Campus and the Wrexham Medical Institute. Immediately to the south of the property is the Wrexham Maelor Hospital and the private Spire Yale Hospital. The Ramada Plaza Hotel is also located on Ellice Way.

Description

The property comprises a modern single storey office building. After construction in 2002, the internal layout was custom designed to operate as a breast screening and clinical centre for the NHS. It has been in continuous use and development for this purpose and operated by the NHS as sole and exclusive tenant since opening in 2002. The site benefits from 18 car parking spaces including 4 nominated for disabled use.

Tenure

Long Leasehold. Held from Wrexham County Borough Council for a term of 125 years from 13/02/2003 at a peppercorn rent.

VAT

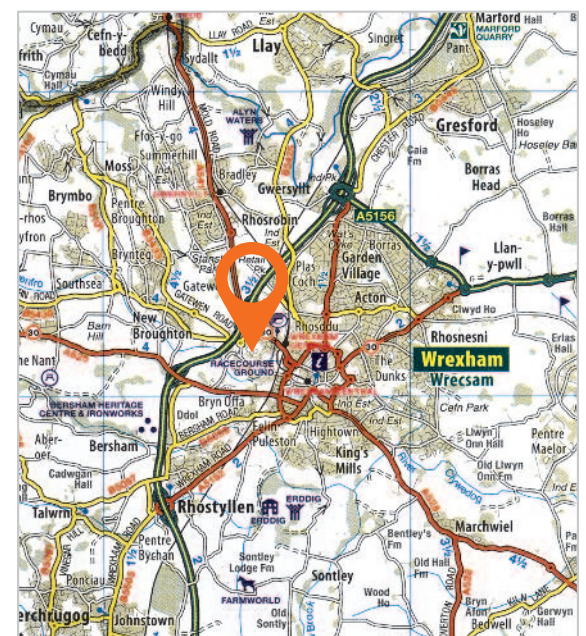
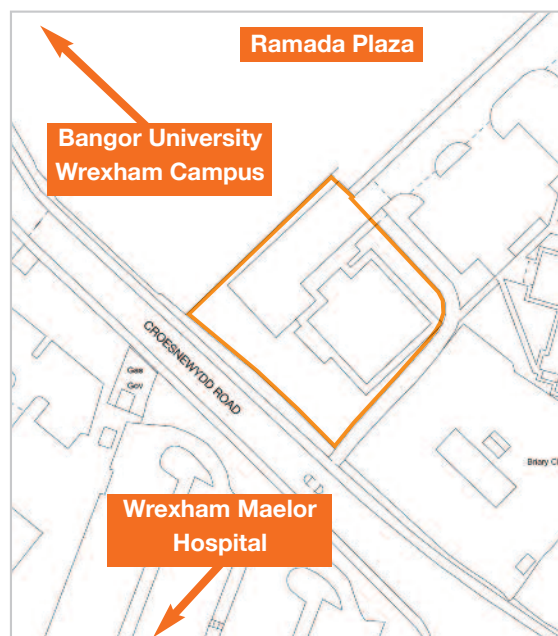
VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Office	321.16 sq m (3,457 sq ft)	PUBLIC HEALTH WALES NHS TRUST t/a Breast Test Wales	25 years from 29/09/2002 until 28/09/2027 on a full repairing and insuring lease (1)	£35,500	29/09/2022
Total		321.16 sq m (3,457 sq ft)			£35,500	

(1) September 2018 break option NOT exercised.



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