

Lot 16

£19,601 per annum exclusive

Health Assessment Advisory Centre, Manor House, 3 Cowley Street, St Helens, Merseyside WA10 2SX

Freehold Medical Centre Investment



Key Details

- Let to The Secretary of State for Communities and Local Government
- New 10 year lease from April 2018 (subject to option)
- CPI linked Rent Review in April 2023 (compounded annually)
- Corner site with car parking for approximately 10 cars
- Future redevelopment potential (subject to lease and consents)
- Predominantly residential location

Location

Miles: 11 miles north-east of Liverpool City Centre
20 miles west of Manchester City Centre

Roads: A58, A571, A580, M6 (Junction 23), M62 (Junction 7)

Rail: St Helens Railway Station

Air: Liverpool John Lennon Airport

Situation

The property occupies a prominent corner position at the junction of Cowley Street and College Street (A571), less than a mile north St Helens town centre. The surrounding area comprises predominantly residential accommodation. Nearby commercial occupiers include Jewson, Speedy Depot, Post Office and a number of independent occupiers.

Description

The property comprises a purpose built medical centre, benefiting from a well sized reception area, four examination rooms, canteen facilities and WC. The property benefits from permitted use as offices, a job centre or a medical assessment centre.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

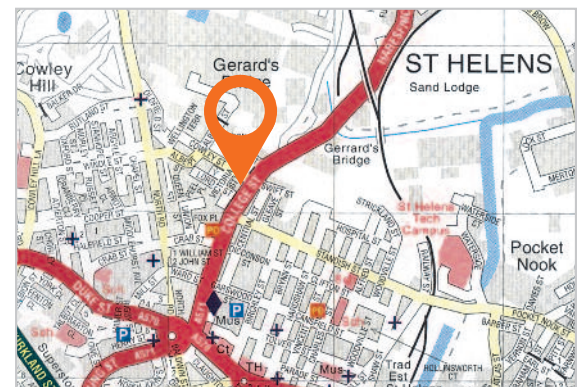
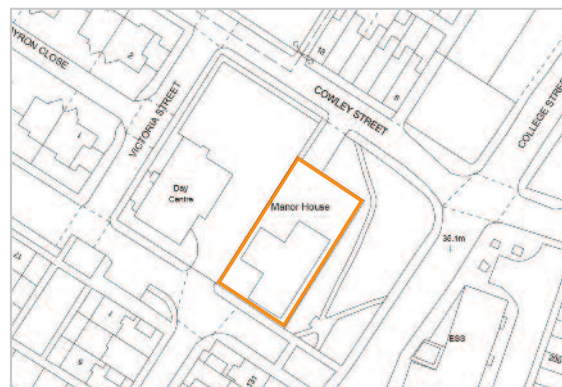
Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Medical Centre - Examination Rooms, Reception, Canteen	235.04 sq m (2,530 sq ft)	THE SECRETARY OF STATE FOR COMMUNITIES AND LOCAL GOVERNMENT (1)	10 years from 01/04/2018 until 31/03/2028 (2) on a full repairing and insuring lease	£19,601	01/04/2023 (3)
Total		235.04 sq m (2,530 sq ft)			£19,601	

(1) Centre for Health and Disability Assessments provides a service assessing the eligibility for benefits of people who are out of work due to long-term illness, or as a result of a disability or health condition, on behalf of the Department for Work and Pensions (DWP) (Source: www.chdauk.co.uk 17/04/2018).

(2) The lease is subject to a tenant option to determine on 31st March 2023.

(3) The rent is reviewed every 5 years to CPI and is compounded annually.



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