

Health Assessment Advisory Centre, Stanley Street, Kingston upon Hull, East Yorkshire HU3 1JP

Freehold Medical Centre Investment

Lot 27

£10,300 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Medical Centre	167.04 sq m (1,798 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	£10,300	01/04/2023 (3)
Total		167.04 sq m (1,798 sq ft)			£10,300	

(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.

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)
- Includes car parking for 11 cars
- Future redevelopment and Change of Use potential (subject to lease and consents)
- Predominantly residential location

Location

Miles: 1/2 mile north-east of Hull City Centre
35 miles south-east of York
50 miles east of Leeds

Roads: A63, A165, A1079

Rail: Hull Paragon Interchange Railway Station

Air: Doncaster/Sheffield Robin Hood Airport

Situation

The property is located on the western side of Stanley Street, at its junction with Morton Street and south of its junction with Spring Bank, which provides access to Hull City Centre. The property is located in a mixed residential and commercial area with nearby occupiers including the adjacent Tesco Express, Iceland, William Hill and a number of independent retailers.

Description

The property comprises a ground floor medical centre which benefits from car parking for approximately 11 cars. 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.

Six Week Completion



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