

The Sollershott Doctors Surgery, 44 Sollershott East, Letchworth Garden City, Hertfordshire SG6 3JW

Prominent Doctors Surgery Investment

Lot 25

£69,750 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Medical Surgery	248.02 sq m (2,670 sq ft)	NHS PROPERTY	20 years from	£69,750	25/03/2017 (2)
Part First	Medical Surgery	107.66 sq m (1,159 sq ft)	SERVICES LIMITED (1)	25/03/2005 until 24/03/2025		25/03/2021
Part First	Residential Flat	-	(-) AN INDIVIDUAL	125 years from 25/12/1988 until 24/12/2113	-	-
Total Commercial Area		355.68 sq m (3,829 sq ft)			£69,750	

(1) For the year ended 31st March 2017, NHS Property Services Limited reported a turnover of £792,269,000, a pre-tax loss of £32,786,000 and a net worth of £3,269,287,000 (Source : Experian 01/11/2018).
 (2) The 2017 rent review is outstanding and a rent review notice quoting £75,200 p.a. has been served.
 NB. Under the provisions of the Estate Agents Act 1979, a Director of the Associate Auctioneer declares an interest in this property.

Key Details

- Predominantly let to NHS Property Services Limited
- Lease expires March 2025
- 2017 Rent Review outstanding (notice recently served quoting £75,200 per annum)
- Approximately 3,829 sq ft with on-site car parking
- Popular and affluent Hertfordshire commuter town

Location

Miles: 4 miles north-east of Hitchin
20 miles south-west of Cambridge
Roads: A505, A1(M) (Junction 9)
Rail: Letchworth Garden City Railway Station
Air: London Luton Airport

Situation

The property is situated in a predominantly residential location, at the junction of Sollershott East and Ralph Swingle Place, with Baldock Road (A505) to the south and Letchworth Garden City centre some 0.5 miles to the north.

Description

The property comprises a ground and part first floor doctors surgery, with a residential flat located on part first floor, which is let on a long lease. The property benefits from a large site with car parking for approximately 7 cars.

Tenure

The property is held from Letchworth Garden City Heritage Foundation for a term of 125 years from 24/06/2001 until 23/06/2126 at nil rent.

VAT

VAT is applicable to this lot.

Six Week Completion

EPC Rating

Band C. See legal pack at acuitus.co.uk



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