

# Lot 35

£41,000 per annum exclusive

## Medivet Medical Centre, Thurnscoe Business Park, Burrowfield Road, Thurnscoe, **Rotherham, South Yorkshire S63 0BH**

### Freehold Veterinary Investment



#### Key Details

- Let to Medivet Partnership LLP until 2031 (subject to option)
- Site area approximately 2.85 acres (1.15 hectares)
- Site coverage approximately 5%
- Part of the site may be suitable for development (subject to consents)
- Car park with 20 spaces

#### Location

**Miles:** 7 miles west of Doncaster  
10 miles north of Rotherham  
18 miles north-east of Sheffield  
30 miles south of Leeds

**Roads:** B6411, A635, A1, M1

**Rail:** Thurnscoe Railway Station

**Air:** Doncaster Sheffield Airport

#### Situation

Thurnscoe is a predominantly residential area located equidistant from Barnsley to the west and Doncaster to the east. The property is located on an industrial estate to the south of Linget Lane (B6411), 0.5 miles from Thurnscoe Railway Station.

#### Description

The property comprises a two storey building used as an animal medical centre on a site of approximately 2.85 acres (1.15 hectares) to give a site coverage of approximately 5%. The property benefits from a car park with 20 spaces. Due to the low site coverage, part of the site may be suitable for development (subject to consents).

#### Tenure

Freehold.

#### VAT

VAT is not applicable to this lot.

#### Six Week Completion

#### Energy Performance Certificate

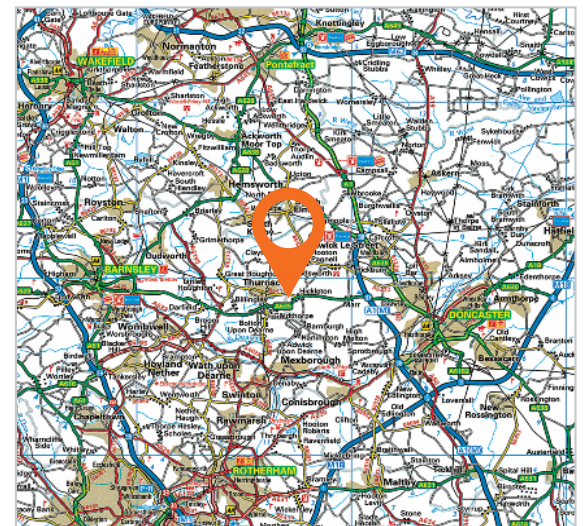
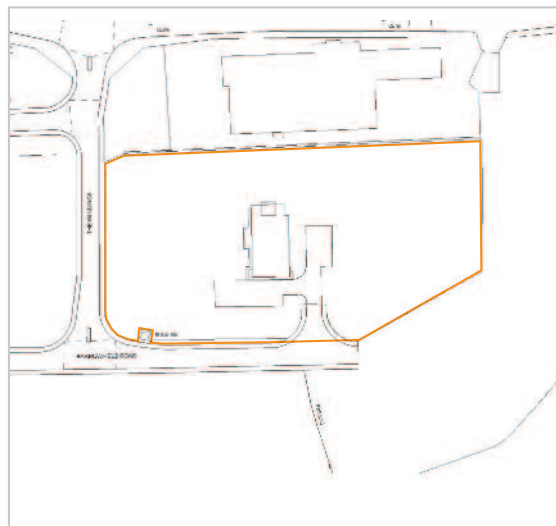
Band C. See legal pack at [acuitus.co.uk](http://acuitus.co.uk).

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Veterinary Practice	385.70 sq m (4,152 sq ft)	MEDIVET PARTNERSHIP LLP (2)	15 years from 12/12/2016 on a full repairing and insuring lease (1)	£41,000	12/12/2021
First	Ancillary	333.30 sq m (3,587 sq ft)				12/12/2026 (11/12/2031)
<b>Totals</b>		<b>719 sq m (7,739 sq ft)</b>			<b>£41,000</b>	

(1) The lease provides for a tenant option to determine on 12/12/2026.

(2) Medivet Partnership LLP was incorporated in 2009 and is a community of veterinary professionals operating from over 280 practices and 18 state-of-the-art 24-hour centres around the country (Source: [www.medivet.co.uk](http://www.medivet.co.uk)).



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