

Lot 10

£70,000 Per Annum
Exclusive

Knowsley Village Medical Centre, Frederick Lunt Avenue, Knowsley Village, Liverpool, L34 0HF

Long Let Freehold Purpose-Built Doctor's Surgery Investment



Key Details

- Entirely let to Aston Healthcare Limited - a part of Primary Care Knowsley
- Newly re-gearred lease with 15 years unexpired, with no breaks
- Majority of Rental and Occupational Costs Reimbursed by the NHS
- Village Centre location with new housing developments increasing the Practice catchment population
- VAT-Free Medical Investment

Location

Miles: 8 miles north-east of Liverpool
Roads: A580, M57, M58, M62
Air: Liverpool Airport

Situation

Knowsley is an attractive and popular commuter village located 8 miles north-east of Liverpool City Centre which benefits from excellent road connections being less than two miles from Junction 4 of the M57 motorway. The property is situated on the east side of Frederick Lunt Avenue, fronting the attractive Syders Grove Park & Garden, in a predominantly residential village centre location. Nearby occupiers include Care Pharmacy, Knowsley Post Office, Texaco and GoLocal.

Description

The property comprises a purpose built single storey doctor's surgery comprising a reception/waiting area, consulting rooms and ancillary offices. The property benefits from parking for about 12 cars.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

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

Tenancy and accommodation

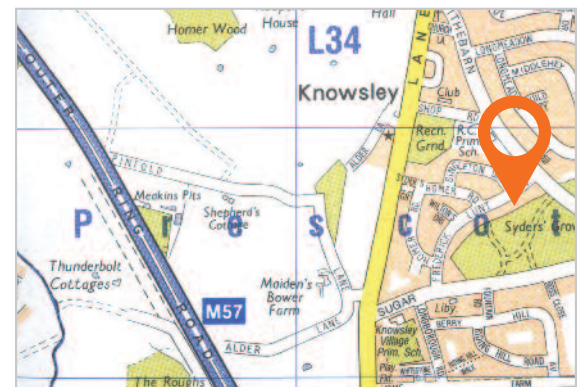
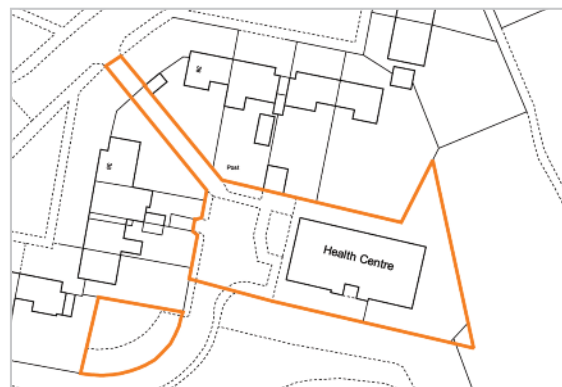
Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Consulting Rooms/Office Reception/Waiting Area	174.40 sq m	(1,877 sq ft)	ASTON HEALTHCARE LIMITED (2) t/a Knowsley Medical Centre	25 years from 01/12/2010 until 30/11/2035 on a full repairing and insuring lease (3)(4)	£70,000	30/11/2025 30/11/2030 30/11/2035
Total		277.40 sq m (1)	(2,986 sq ft) (1)			£70,000	

(1) Approximate net internal floor areas. Gross Internal Area is approximately 332.80 sq m (3,582 sq ft).

(2) Aston Healthcare Limited manages some 27,000 patients across 6 medical centres in Liverpool and the surrounding areas. Aston Healthcare Limited is part of Primary Care Knowsley, which has five practices operating from 11 locations across Merseyside under common ownership, including Knowsley Village Medical Centre (www.astonhealth.nhs.uk).

(3) By way of a Deed of Variation dated 22nd December 2020, the rolling break clause was removed.

(4) By way of a Reversionary Lease dated 22 December 2020, the term of the lease was effectively extended by 5 years to provide almost 15 years term certain, thereby expiring on 30th November 2035.



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