

Lot 25

£24,000 per annum

Cambridge House Doctors Surgery, 124-126 Werrington Road, Bucknall, Stoke-on-Trent, ST2 9AJ

Freehold Doctors Surgery Investment



Key Details

- Trading as a Doctors Surgery for over 70 years
- Detached building on a site of approximately 0.11 hectares (0.28 acres)
- Residential development potential (subject to lease and consents)
- VAT-free investment

Location

Miles: 2 miles north-east of Stoke-on Trent
30 miles south of Manchester
Roads: A52, A500, M6
Rail: Stoke-on-Trent Railway Station

Situation

The property is located on the south side of Werrington Road (A52), a main road running east from Stoke, in a predominantly residential area, adjacent to Lloyds Pharmacy.

Description

The property comprises a detached doctors surgery with 11 rooms arranged on the ground and first floor on a total site area of approximately 0.11 hectares (0.28 acres). The property benefits from a car park at the side of the property, with onsite parking for 7 vehicles and a large garden at the rear. The property may benefit from residential future development (subject to lease and consents).

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Planning

Planning Authority: Stoke-on-Trent City Council
Tel: 01782 232 435
Web: www.stoke.gov.uk

Six Week Completion

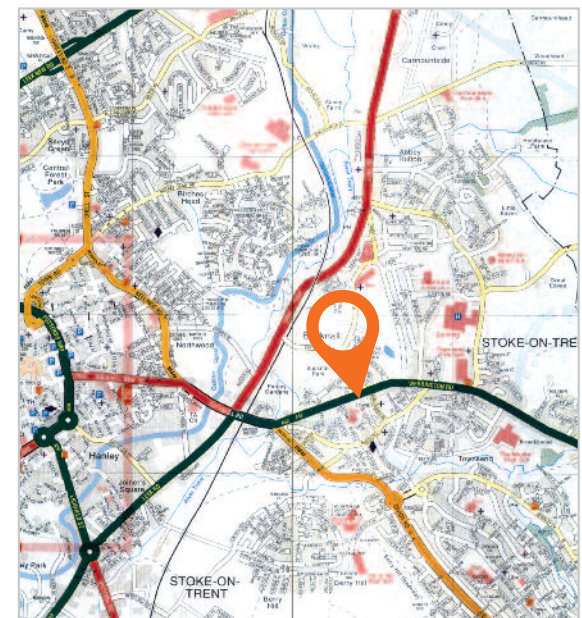
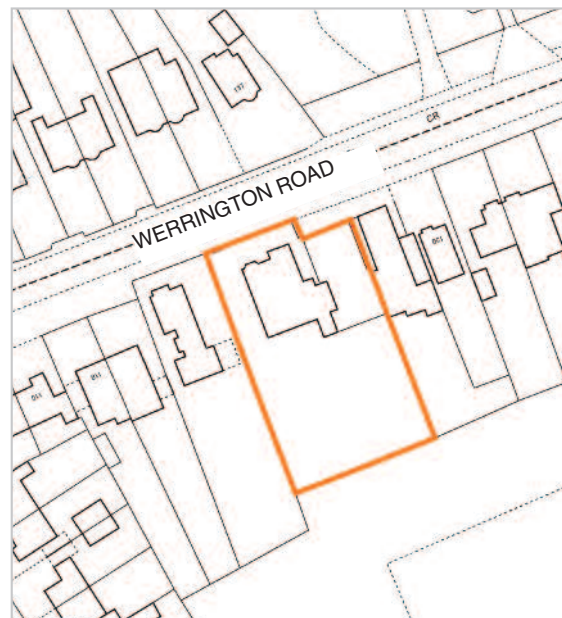
Energy Performance Certificate

See legal pack.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Surgery	123.00 sq m	(1,324 sq ft)	DR Q SIDDIQI t/a	Term expiring 12/07/2022 (1)	£24,000
First	Ancillary	51.19 sq m	(551 sq ft)	Cambridge House on a full repairing and insuring lease		
Total		174.19 sq m	(1,875 sq ft)			£24,000

(1) The property was previously let for a term of 3 years from 24/06/2018, expiring 23/06/2021 at a rent of £20,000 p.a. and has subsequently been extended for a term of 1 year from 13/07/2021 at a rent of £24,000 per annum.



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