

Lot 9

£110,000 Per Annum
Exclusive

Old Bank House, 65 High Street, Uxbridge, London UB8 1JP Freehold Medical Centre Investment



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Consulting/Office	224.08 sq m	(2,412 sq ft)	C N W L NHS FOUNDATION	25 years commencing on 28/03/2001 on a full repairing and insuring lease	£110,000	28/03/2021 (2)
First	Consulting/Office	172.05 sq m	(1,852 sq ft)				
Second	Office	106.65 sq m	(1,148 sq ft)	TRUST t/a Addiction Recovery Community Hillingdon (Arch) (1)			
Total		502.78 sq m	(5,412 sq ft)			£110,000	

- (1) Arch is a free and confidential service for young people and adults who live or are registered with a GP in Hillingdon and provide treatment for both substance and mental health issues (www.cnwl.nhs.uk).
 (2) The rent review has not been exercised and is outstanding.

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Key Details

- Entirely let to C N W L NHS Foundation Trust (Central and North West London NHS Foundation Trust)
- 25 year lease expiring March 2026 (no breaks)
- Comprises 502.78 sq m (5,412 sq ft) with on-site parking
- Potential Change of Use Opportunities (subject to necessary consents)
- Central Town Centre location opposite McDonald's and close to Tesco Metro, Primark, J D Wetherspoon, KFC and adjacent to Pavilions Shopping Centre

Location

Miles: 20 miles west of Central London
 Roads: A40, M25, M40
 Rail: Uxbridge Underground (Metropolitan & Piccadilly Lines) (0.2 miles)
 Air: London Heathrow

Situation

Uxbridge is a popular London suburb and commuter town, approximately 20 miles west of Central London. The town benefits from excellent road access being just 3 miles from the M25/M40 motorway junction. The property is located in a prominent position on the west side of High Street, less than 0.2 miles from Uxbridge Underground Station (Metropolitan and Piccadilly Lines). Nearby occupiers include McDonald's, Tesco Metro, Primark, J D Wetherspoon and KFC.

Description

The property, which is Grade II Listed, comprises an attractive three storey period building with a later side extension, arranged as an office/consulting accommodation over ground, first and second floors. The property benefits from 13 car parking spaces and a garden to the rear.

Tenure

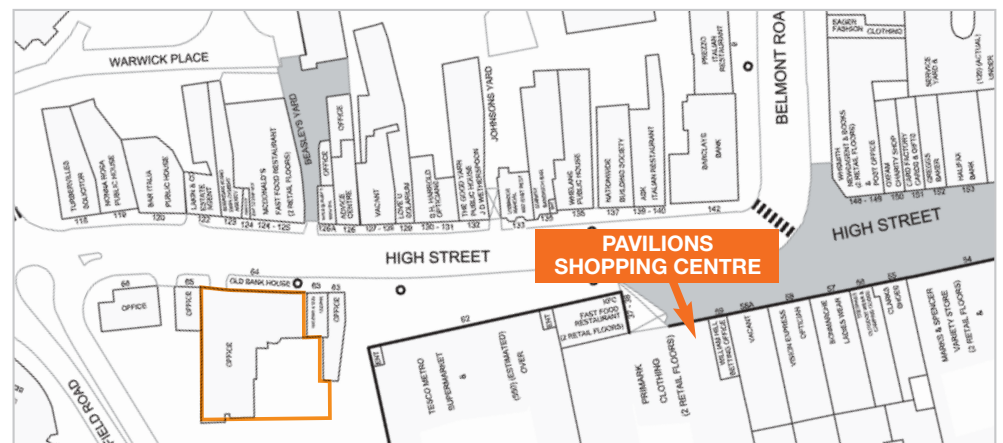
Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

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



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