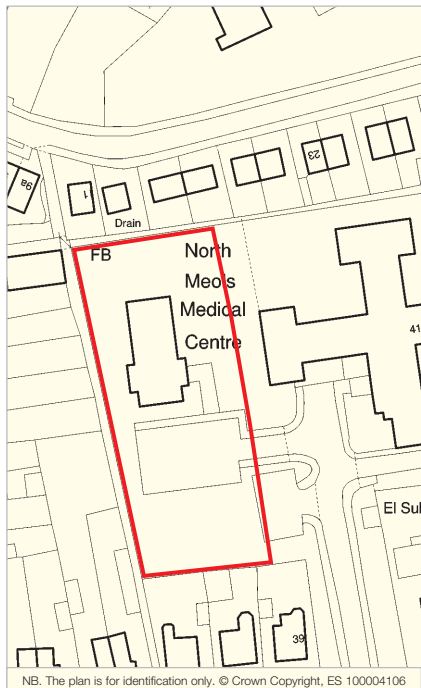


Southport North Meols Medical Centre Church Road Merseyside PR9 8ET

- **Freehold Medical Centre Investment**
- Lease expiry 2034 (no breaks)
- Rent reimbursed by the NHS
- Adjacent to The Village Care Home
- Rent Review 2016
- Current Rent Reserved
£46,750 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Southport, with a population of some 91,000, is a prosperous and attractive coastal resort town located 16 miles north of Liverpool and 19 miles south-west of Preston. The town benefits from good communications being located at the junction of the A565 and A570, which provides direct access to the M58 and the national motorway network thereafter. More specifically, the property is situated in the village of Banks, some 4 miles north-east of Southport.

The property is adjacent to The Rose Lodge Care Home, whilst other occupiers close by include Co-op Food and a local pharmacy amongst a number of local traders. The area is predominantly residential.

Description

The property is arranged on ground floor only to provide a medical centre divided internally to comprise reception space, 3 consulting rooms, office accommodation, treatment room and store and staff accommodation to the rear. The property benefits from on-site parking for some 20 vehicles.

The property provides the following accommodation and dimensions on a gross internal basis:

Ground Floor 278.65 sq m (2,999 sq ft)

Tenancy

The entire property is at present let to DR S R McNALLY for a term of 33 years from 11th May 2001 at a current rent of £46,750 per annum. The lease provides for rent reviews every third year of the term and contains internal repairing and insuring covenants. NB. We understand the NHS reimburse the rent payable by the tenant. See legal pack for further information.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

EPC Rating 61 Band C (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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