



Tenure

Virtual Freehold. Held for a term of 199 years from 11th January 2008 at a peppercorn ground rent.

Location

Cramlington is a New Town located approximately 10 miles north of Newcastle upon Tyne. The town benefits from good road communications being situated on the A189, close to its junction with the A19 linking with the A1 to the west. The property is well situated on the established Northumberland Business Park, located immediately to the south of the A19 at its junction with the A1171, and within 2 miles east of the A1. Occupiers close by include Tommee Tippee, Skoda, Renown Engineering Limited, SITS Group and Fergusons amongst others.

Description

This modern purpose built property is arranged on ground and one upper floor to provide ground floor hospital with first floor staff, office and consulting rooms. The property benefits from a lift and car parking for some 45 cars.

The property provides the following accommodation and dimensions:

Ground Floor	889.55 sq m	(9,575 sq ft)
First Floor	537.6 sq m	(5,787 sq ft)
Total	1,427.15 sq m	(15,362 sq ft)

Tenancy

The entire property is to be let to INDEPENDENT VETCARE LIMITED for a term of 15 years from completion at a rent of £85,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 140+.

Website Address: www.independentvetcare.co.uk

Independent Vetcare were established in September 2011 and are a group of trading veterinary practices across the UK, run by vets for vets. Their main shareholder is Summit Partners, a leading growth equity firm. www.summitpartners.com

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Cramlington Croft Veterinary Hospital Northumberland Business Park West Northumberland NE23 7RH

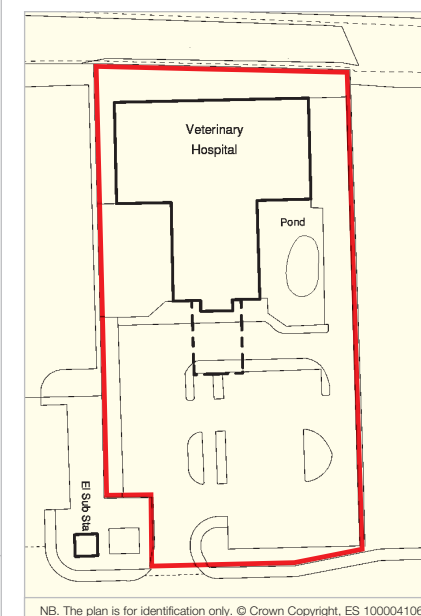
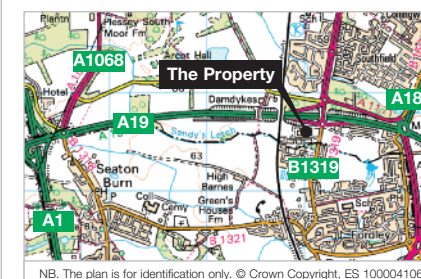
- **Virtual Freehold Veterinary Hospital Investment**
- To be entirely let to Independent Vetcare Limited on a new 15 year lease (no breaks)
- Purpose built animal hospital comprising 1,427.15 sq m (15,362 sq ft)
- Rent Review 2020
- Current Rent Reserved

£85,000 pa

On behalf of

Independent Vetcare
Partners in care

**SIX WEEK COMPLETION
AVAILABLE**



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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