

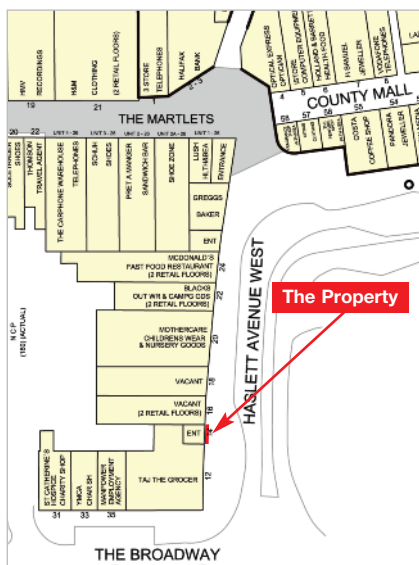
Crawley

Crawley Health Centre

14 Haslett Avenue West
West Sussex
RH10 1HS

- Virtual Freehold Health Centre & Pharmacy Investment
- Comprising a total of 831.5 sq m (8,950 sq ft)
- Let on a lease expiring 2025
- Majority sublet on subleases totalling £275,482 pa
- Well located close to The Martlets and The County Mall Shopping Centre
- Uncapped RPI linked rent reviews
- Rent Review 2020
- Current Rent Reserved **£97,878 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Virtual Freehold. Held on a 999 year lease from completion at a peppercorn rent.

Location

Crawley is one of the major south-east commercial centres located between Croydon and Brighton with a population in excess of 80,000. The town is situated 30 miles to the south of London, 3 miles from Gatwick Airport and in close proximity to the M23 (Junctions 9, 10A and 11). There are regular rail services to Brighton, London Victoria and London Bridge.

The property is situated in the town centre on Haslett Avenue West close to the junction with Martlets and an entrance to the County Mall Shopping Centre where occupiers include McDonald's, H Samuel, Optical Express and Holland & Barrett. Other occupiers close by include Shoe Zone, H&M and the Carphone Warehouse.

Description

The property is arranged on ground and two upper floors to provide a walk-in health centre. The ground floor entrance provides stairs and a 5-person passenger lift to the first floor which provides consulting rooms, reception area, a pharmacy and WC facilities. The second floor provides offices, WCs and a sluice room.

The property provides the following accommodation and dimensions:		
Ground Floor (GIA)	17.0 sq m	(183 sq ft)
First Floor	583.5 sq m	(6,281 sq ft)
Second Floor (1)	231 sq m	(2,486 sq ft)
Total	831.5 sq m	(8,950 sq ft)

(1) Area excludes Sluice Room.

Tenancy

The entire property is at present let to G H THOMAS & I P ANDERSON (t/a Saxonbrook Medical Centre) for a term of 15 years from 15th January 2010 at a current rent of £97,878 per annum. The lease provides for uncapped RPI linked rent reviews every fifth year of the term and contains full repairing and insuring covenants. The majority of the property has been sublet on subleases totalling £275,482 per annum. A schedule of the sub-tenancies is available within the legal pack.

Tenant Information

Crawley Health Centre is a walk-in health centre commissioned by NHS West Sussex. The centre is operated by a consortium formed of ten local Crawley GP practices. The centre is open 365 days a year and offers a range of services including health information and advice and treatment for a range of minor illnesses and injuries. (Source: www.crawleyhealthcentre.co.uk)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see 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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