

# Leeds

## Shafton Lane Doctors Surgery

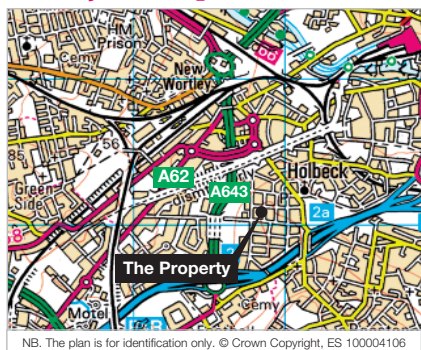
### 20A Shafton Lane

### Holbeck

### West Yorkshire

### LS11 9RE

- **Purpose Built Freehold Medical Centre Investment**
  - Doctors surgery let to two doctors
  - Doctors surgery/residential with 10 car parking spaces
  - Lease expires 2025 (no breaks)
  - Rent Review 2012 (outstanding)
  - Current Rent Reserved
- £44,200 pa**



#### Tenure

Freehold.

#### Location

Leeds is the principal commercial, financial and administrative centre for the North of England and serves a population of some 680,000. The city enjoys excellent communications being at the junction of the M1 and M62 motorways, having regular rail services (London King's Cross, 2 hours) and also benefiting from Leeds/Bradford Airport some 7 miles north of the city centre.

The property is situated in Holbeck, a mainly residential area, approximately 1½ miles south-west of Leeds city centre. The property is located on Shafton Lane at its junction with Willoughby Terrace, a short distance from the M621.

#### Description

The property is arranged on ground and part first floors to provide a doctors surgery with residential accommodation arranged on the remainder of the first floor. The flat is capable of being self-contained but would need to be sealed off from the surgery. The property benefits from on-site car parking providing 10 marked spaces and with gated access off the return Willoughby Terrace.

The property provides the following accommodation and dimensions:

Ground Floor GIA	271.36 sq m	(2,921 sq ft)
Part First Floor (Ancillary)	30.47 sq m	(328 sq ft)
Part First Floor – 3 Rooms, Kitchen, Bathroom/WC		
<b>Total</b>	<b>301.83 sq m</b>	<b>(3,249 sq ft)</b>

Floor areas provided by Seller.

#### Tenancy

The entire property is at present let to DR L V BHANDARY and DR H U PAI (1) for a term of 25 years from 19th April 2000 at a current rent of £44,200 per annum (2). The lease provides for rent reviews every third year of the term and contains full repairing and insuring covenants.

(1) We understand that the NHS reimburse the rent payable by the tenants – please see legal documentation.

(2) The rent equates to £38,450 per annum for the doctors surgery/parking and £5,750 per annum for the residential accommodation.

#### VAT

VAT is applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.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

**Seller's Solicitor** Milli Shah, Harold Benjamin. Tel: 0208 872 3872 e-mail: [milli.shah@haroldbenjamin.com](mailto:milli.shah@haroldbenjamin.com)