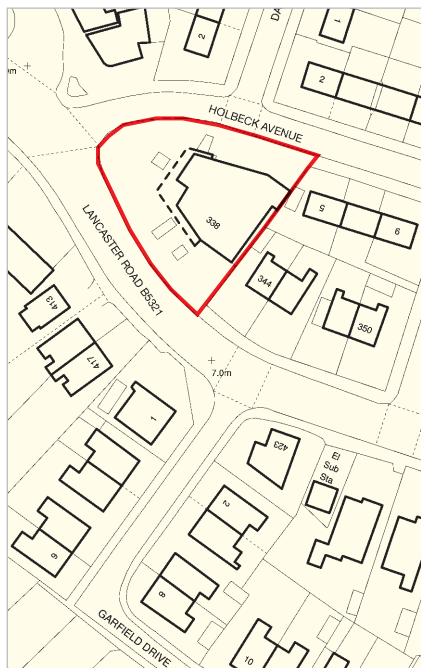


Morecambe
338-342 Lancaster
Road
Torrisholme
Lancashire
LA4 6ND

- **Freehold Medical Investment**
- Dental Surgery let on a new 10 year lease (1)
- Comprises 506.65 sq m (5,454 sq ft)
- On-site parking for 6 cars
- Rent Review 2021
- Current Rent Reserved
£41,250 pa



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure
 Freehold.

Location
 Morecambe is a popular coastal town with a population of approximately 51,000. The town benefits from good road communications, with the M6 (Junction 34) being 6 miles to the east. Morecambe overlooks Morecambe Bay and is 4 miles north-west of Lancaster, 31 miles north-west of Preston and 42 miles north of Blackpool. The property is situated at the junction of Lancaster Road (B5321) and Holbeck Avenue in the Morecambe suburb of Torrisholme, 2 miles south-east of the town centre.

Description
 The property is arranged on ground and one upper floor to provide a recently let two storey former supermarket, which is currently being refurbished to provide a modern dental clinic which is arranged on ground and first floors to provide open waiting areas, surgeries, ancillary rooms and WCs. There is on-site parking for approximately 6 cars which is located off Holbeck Avenue.

The property provides the following accommodation and dimensions:

Ground Floor	291.6 sq m	(3,139 sq ft)
First Floor	215.05 sq m	(2,315 sq ft)
Total	506.65 sq m	(5,454 sq ft)

Tenancy
 The entire property is at present let to A&H DEVELOPERS LTD (t/a Genix Healthcare) for a term of 10 years from 12th July 2016 at a current rent of £41,250 per annum. The lease provides for a rent review and (1) tenant's option to break in the 5th year of the term and contains full repairing and insuring covenants. The lease contains a rent free period from 12th October 2016 to 12th April 2017 which the vendors will top up by way of a reduction in the purchase price such that the buyer in effect receives £41,250 per annum from completion.

Tenant Information
 Website Address: www.genixhealthcare.com

VAT
 VAT is applicable to this lot.

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

Energy Performance Certificate
 EPC Rating 75 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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