

## Watford

83B Tolpits Lane  
Hertfordshire  
WD18 6NT

- **Freehold Medical Investment with Residential Planning Permission**
- Comprising a doctors surgery with planning permission for a replacement doctors surgery and nine flats (1)
- Currently let to Hertfordshire Primary Care Trust until 2022
- Located within a densely populated residential area approximately 1 mile from Watford town centre and 1.6 miles from Croxley Underground Station
- No VAT applicable
- Rent Review 2016 outstanding
- Current Rent Reserved

**£16,375 pa**

**SIX WEEK COMPLETION AVAILABLE**



Artist Impression of Proposed Development

### Tenure

Freehold.

### Location

Watford, with a population of some 76,000, is located some 17 miles north-west of Central London. The town enjoys excellent road communications via the M25 (Junction 19) and M1 (Junction 5) and regular services to London (Euston) via Watford Junction Rail Station. The property is located in a densely populated residential area, approximately 1 mile south-west of Watford town centre, opposite a children's nursery, adjacent to a neighbourhood shopping parade with a pharmacy and close to Westfield Academy Secondary School and Westfield Community Sports Centre. Croxley Underground Station (Metropolitan Line) is approximately 1.6 miles west of the property.

### Description

The property is currently arranged on ground floor only to provide a doctors surgery, which extends to 202 sq m (2,174 sq ft) with car parking to the side. Please refer to the planning paragraph for planning permission details.

NB. The property has not been inspected by Allsop. The floor areas stated have been providing by the Vendor.

### 73-83A Tolpits Lane – Lot 69

The adjoining neighbourhood parade, 73-83A Tolpits Lane, comprises four shops and six maisonettes. Please see Lot 69 for further information.

### Tenancy

The entire property is at present let to HERTFORDSHIRE PRIMARY CARE TRUST for a term of 15 years from 1st April 2007 at a current rent of £16,375 per annum. The lease provides for rent reviews every third year of the term and contains full repairing and insuring covenants. The 2016 rent review remains outstanding. The property has been sublet to Dr S Hart and Dr N Brown (t/a Holywell Surgery).

### Tenant Information

Hertfordshire Primary Care Trust are part of the National Health Service. Website Address: [www.hct.nhs.uk](http://www.hct.nhs.uk)

In October 2016, Holywell Surgery merged with Attenborough Surgery and became one of four branch surgeries, all within Hertfordshire.

Website Address: [www.attenboroughsurgery.co.uk](http://www.attenboroughsurgery.co.uk)

### Planning (1)

The property benefits from planning permission (Ref: 17/00186/FUL) dated 31st May 2017 for the demolition of the existing doctors surgery, erection of a replacement doctors surgery, and erection of 9 residential flats (2 x one bedroom and 7 x two bedroom).

For further information and floor plans please visit [www.watford.gov.uk](http://www.watford.gov.uk)

### VAT

VAT is not 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** J Pender Esq, Phillips Solicitors. Tel: 01256 460830 e-mail: [jonathan.pender@phillips-law.co.uk](mailto:jonathan.pender@phillips-law.co.uk)