

KEW SURGERY

SOUTHPORT, PR8 6RG

Offers in excess of: £2,000,000



Barney House
Unit 16 Baltimore House, Juniper Drive
London, SW18 1TS

BARNEY ESTATES

AUCTION HOUSE

Medical Centre Investment opportunity - Stanmore

- Freehold
- Use: Healthcare Facility
- Floor area: 662 sqm
- Medical Centre Investment
- Established GP Medical Centre

Kew Surgery is a detached single-story purpose-built Medical Centre, constructed in circa 2009, with GP Doctor's Surgery, 2-chair dental suite and beauty health clinic.

The building is of modern contemporary design with traditional block/brick construction, brickwork elevations, colour coated aluminum standing seamed roofing, aluminum powder coated framed double glazed windows, box covering and PVC down pipes.

Onsite parking for 26 standard car spaces, 2 disabled car spaces and a bicycle rack for 3 bicycles.

Generating income;

Headlease: £123,245

Underlease 1: £15,771

Underlease 2: £10,000

Total Rent: £149,016 pa

A rare opportunity to acquire a lucrative Investment, with a strong covenant, in a leading investment sector, set within a thriving local community

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.



- LEASE TO GP PRACTICE (484.9 sq ft)
- NEW RENTED AREA IN ADDN (28.75 sq ft)
- LEASE TO DENTAL SUITE (233 sq ft)
- LEASE TO COMPLEMENTARY HEALTH PROVIDER (75.4 sq ft)
- AREA SHARED BY DENTAL SUITE (24.58 sq ft)
- PARKING AREA

