

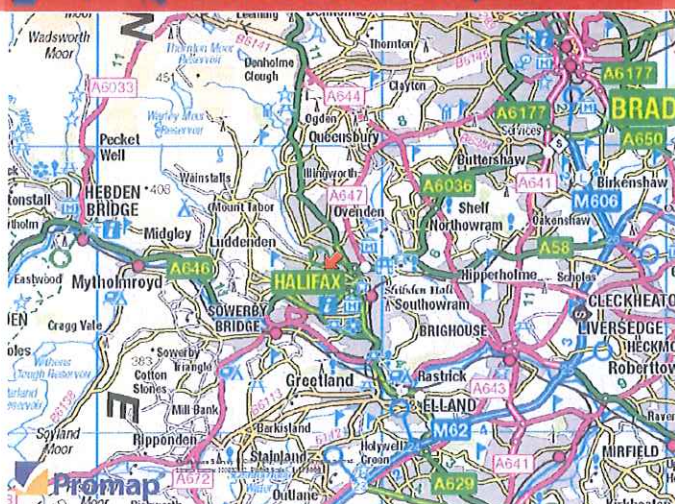
DOCTORS SURGERY/HEALTH CENTRE INVESTMENT

363 SQM (3,907 SQFT)



QUEENS ROAD MEDICAL CENTRE 252 QUEENS ROAD HALIFAX HX1 4NJ

- EXCELLENT DOCTORS SURGERY COVENANT
- MAIN ROAD POSITION
- GOOD SIZE CAR PARK



LOCATION

The property occupies a prominent position on Queens Road at Halifax in a mixed locality with residential and retail property close by. Halifax town centre is approximately 2 miles away.

DESCRIPTION

The property comprises a single storey Doctors Surgery/Health Centre estimated to be about 30 years old. Constructed with stone facing walls under a concrete tiled pitched roof. Internally the accommodation comprises a reception/waiting area, 4 GP consulting rooms, 2 nurse consulting rooms, a treatment room, WC's, ancillary offices, record store, managers office and staff room.

ACCOMMODATION

	SQ M	SQ FT
Doctors Surgery/Health Centre	363	3,907

SERVICES

The property benefits from all mains services. Please note that neither service connections nor any appliances have been tested prior to completion.

RATING

The property has the following entries in the 2017 Rating Assessments List. Interested parties should confirm these with the Local Authority. Transitional relief may affect the rates payable quoted.

	Rateable (2017)	Value	Estimated rates payable
Surgery & Premises	£18,000		£8,874

PLANNING

The property has planning consent for its current use.

LEASE

The property is held on a lease for a term of 21 years commencing on the 4th April 2003. Rent reviews are at 3 yearly intervals and the lease is held on full repairing and insuring terms. The current rent is £43,810 per annum. This rent was fixed in April 2012. There are two rent reviews still outstanding under negotiation.

TENURE

The property is freehold.

VAT

The property is VAT elected and the tenants pay VAT on the rent. The rental above is quoted net of VAT.

PRICE

£695,000 + VAT

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

Energy Performance Certificate	HM Govt
Non-Domestic Building	
Queens Road Surgery 252 Queens Road HALIFAX HX1 4JL	Certificate Ref: 0930-0232-5

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to improve energy efficiency on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



ENQUIRIES

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SUBJECT TO CONTRACT

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The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise stated, all prices are quoted exclusive of VAT.

