

**AITCHISON
RAFFETY**



- Seeking offers in the region of £550,000 + VAT for the freehold interest
- Detached GP surgery with pharmacy
- Occupied under single lease until October 2035

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Rendlesham Park Surgery, 6 Acer Road, Rendlesham, IP12 2AG

Class E Surgery Investment for Sale

Approx. 2,800 sq ft (260.12 sq m)

For Sale

www.argroup.co.uk

Description

The property was originally constructed as an office building together with three other similar units in the 1980's. The subject premises were subsequently converted into a doctors surgery in 2001. The property was refurbished in 2020/21.

The premises comprises a single storey detached doctors surgery with a NIA of 260.13sqm (2,800 sq ft). It is constructed of cavity brick/block with a pitched tiled roof and benefits from double glazed windows. Externally there is a hard surfaced car parking area with 21 allocated car parking spaces.

Location

The property is located in Rendlesham, an expanding village adjacent to the former RAF Bentwaters Air Base. It is located approximately 5.25 miles north east of Woodbridge, 10 miles north east of Ipswich and 50 miles north east of London in southern Suffolk.

Practice

The property is occupied by a 4 GP Partner Practice who occupy the building as a branch surgery, operated in conjunction with their main premises at nearby Wickham Market. The practice have sub-let part of the property to a pharmacy.

We are further advised that the Practice have a total patient list of 9,900 patients split between both sites. We understand 2,500 patients are registered to Rendlesham Park Surgery.



Current Rent

Annual Full Repairing and Insuring (FRI) income of £35,240 per annum is currently payable. The next rent review date is due in October 2025.

Lease Terms

15 year lease commencing October 2020 and expiring October 2035 (approx. 12 years 8 months unexpired). The lease is internal repairing with a service charge payable which covers external repairs and there is also an insurance rent.

Permitted Use

The provision of general medical services under the National Health Service Act 1977 (as amended) and other ancillary healthcare services.

Tenure

The freehold interest is offered For Sale subject to lease to the Practice.

Floor Area

260.13 sqm (2,800 sq ft). All ground floor accommodation.

Business Rates

Surgery and premises — £10,500 per annum effective from 1 April 2017. The 1 April 2023 assessment is £11,750 per annum.

Energy Performance Certificate

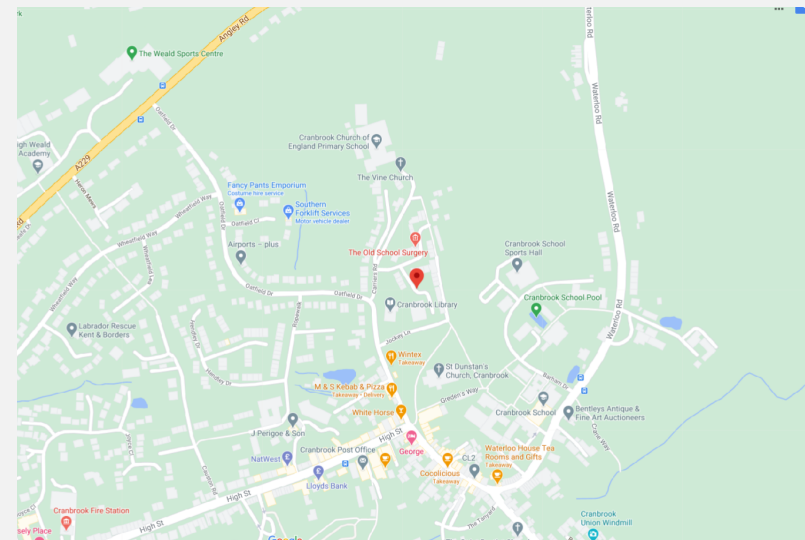
Band C (65). Valid until November 2022.

VAT

The property is elected for VAT.

CQC

Rating of 'Good' published 11 January 2018.



Viewings

Strictly by appointment via the sole agents.

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