



**AITCHISON**  
**RAFFETY**



- Seeking offers in the region of £625,000 for the freehold interest
- Detached GP surgery with parking
- Occupied under single lease until May 2029

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**Orchard House Surgery, Bleak Road, Kent, TN29 9AE**

**Class E Surgery Investment for Sale**

**Approx. 3,443 Sq Ft (319.85 Sq M)**

**For Sale**

# Orchard House Surgery, Bleak Road, Lydd, Romney Marsh, Kent, TN29 9AE

## Description

The property is a two-storey purpose-built doctors surgery with car parking to the rear. All of the clinical space is on the ground floor with administrative and storage space on the first floor.

The premises have an overall NIA of 319.87 sqm (3,443 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 to the rear with circa 19 allocated car parking spaces.

## Location

The property is located in Lydd, Romney Marsh in Kent. The town is about 14 miles south of Ashford, 15 miles south west of Folkstone and 16 miles north east of Hastings.

## Practice

The property is occupied by Invicta Health who operate six GP surgeries with a combined patient list size in the region of 50,000. Orchard House Surgery is operated as the branch surgery to Birchington Medical Centre, Birchington (although they are detached from each other being circa 40 miles apart) and they have a combined list size in the region of 13,000.

The split for Orchard House Surgery is understood to be in the order of 4,000 patients. Orchard House Surgery is the only GP practice in the town. The closest practices are Church Lane Health Centre and Oak Hall Surgery in New Romney

## Current Rent

Annual internal repairing (TIR) income of £44,225 per annum is currently payable. The next rent review date is due in June 2024. Part of the first floor storage space is not currently included within the rent, nor is it included within the rent reimbursement for the property. This area totals circa 56.66 sqm.



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## Floor Area

Ground Floor	2,297 Sq Ft	213.39 Sq M
First Floor Admin Space	399 Sq Ft	37.07 Sq M
First Floor Storage	747 Sq Ft	69.4 Sq M
<b>Total</b>	<b>3,443 Sq Ft</b>	<b>319.85 Sq M</b>

## Price

£625,000 Offers in the region of

## Lease Terms

10 year lease which commenced 1 June 2019 and expires 31 May 2029. The lease is internal repairing only and is subject to 3 yearly upwards only rent reviews. The June 2021 rent review was not instigated.

## Business Rates

Surgery and premises — £10,500 per annum effective from 1 April 2023.

## VAT

The property is not elected for VAT.

## Energy Performance Rating

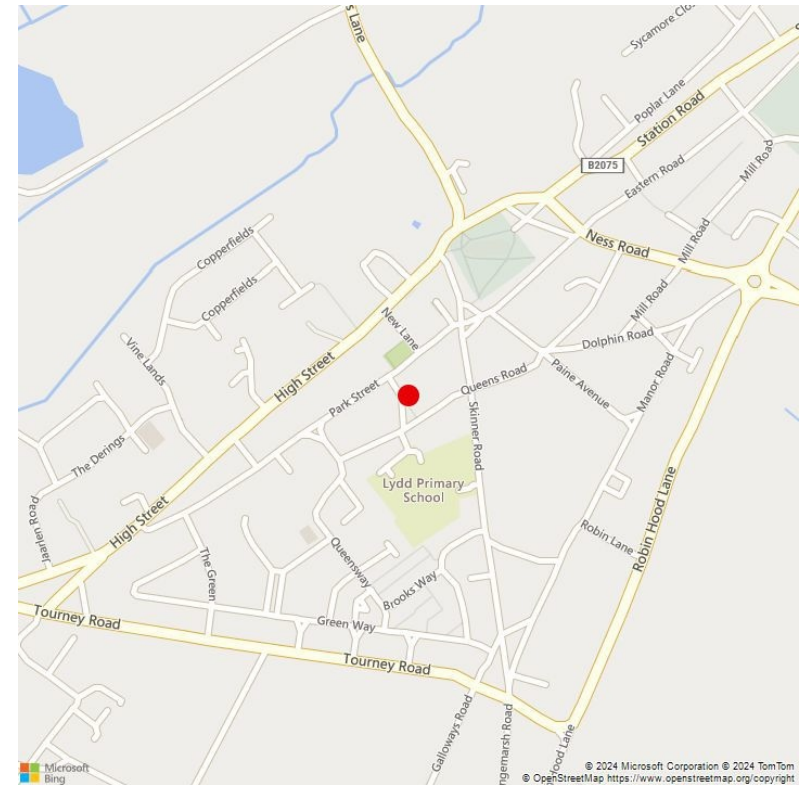
Band D (90). Valid until January 2026.

## Permitted Use

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

## CQC

Rating of 'Good' published 22 September 2021.



## Viewings

By appointment only with sole agents Aitchison Raffety  
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**AITCHISON  
RAFFETY**



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**RICS**

**INVESTORS IN PEOPLE**  
We invest in people Silver



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