

For Sale

**Healthcare
Investment
Opportunity**

40 Colinton Road,
Edinburgh, EH10 5BT

August 2013



- Detached Victorian villa extending to approximately 6,585 sq ft NIA.
- Located in affluent residential suburb of Merchiston south of Edinburgh city centre.
- Property has been redeveloped as a private medical clinic with day surgery facilities.
- Occupied by Edinburgh Medical Services Ltd on a 10 year FRI lease from 7 January 2011 at a passing rent of £150,000. Tenant has the option to extend the lease until 2036.
- Fixed rental uplift in October 2013 to £375,000. Net initial yield will be 15.75% assuming purchasers costs at 5.75%.
- The property benefits from planning permission for a three storey extension totalling approximately 10,000 sq ft including a further operating theatre and overnight accommodation.

GUIDE PRICE : OFFERS OVER £2,250,000

gva.co.uk/6762



LOCATION

The property is located on Colinton Road in the affluent suburb of Merchiston approximately 4 miles south of Edinburgh city centre. The area is predominantly residential in character with a number of similar large detached villas, some of which have been converted into apartments. Edinburgh Napier University is located close by as are the private schools George Watson's College and Rudolph Steiner.

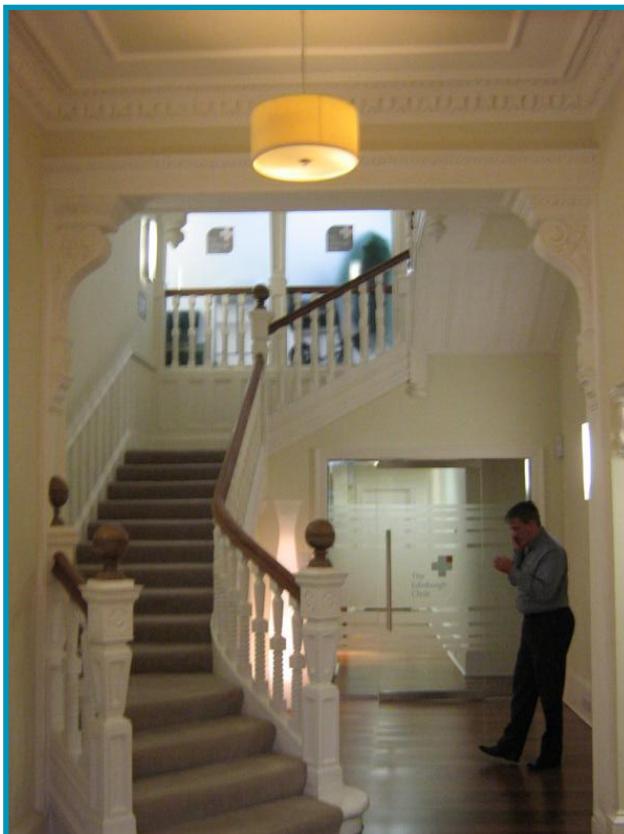
DESCRIPTION

The subject property comprises a Grade B Listed, detached, sandstone villa built in 1893 with a modern extension to the rear containing treatment rooms and an operating theatre, which is set back from the road with a tarmac car park to the front. The original building provides accommodation arranged over three storeys with each floor connected by a central stair and lift. The property is of traditional stone construction with ornate finishes to the front and a slate mansard roof. The windows are single glazed sash and casement throughout.

To the east of the property is a modern extension developed to accommodate the clinic's X-Ray, CT and MRI scanning machines. The extension provides medical accommodation over ground and first floors and is of specialist construction with timber cladding and a mineral felt flat roof.

ACCOMMODATION

Building	Floor	Areas	
		GIA (sqft)	NIA (sqft)
Original	Ground	3,374	2,332
Original	First	3,367	2,182
Original	Second	1,612	970
Extension	Ground	1,053	906
Extension	First	886	195
Total		10,292	6,585



TENURE

Heritable

SITE AREA

The site area is 0.2 Ha (0.5 acres)

ASKING PRICE

Offers are invited for the heritable interest together with proof of funds and solicitors details.

PLANNING

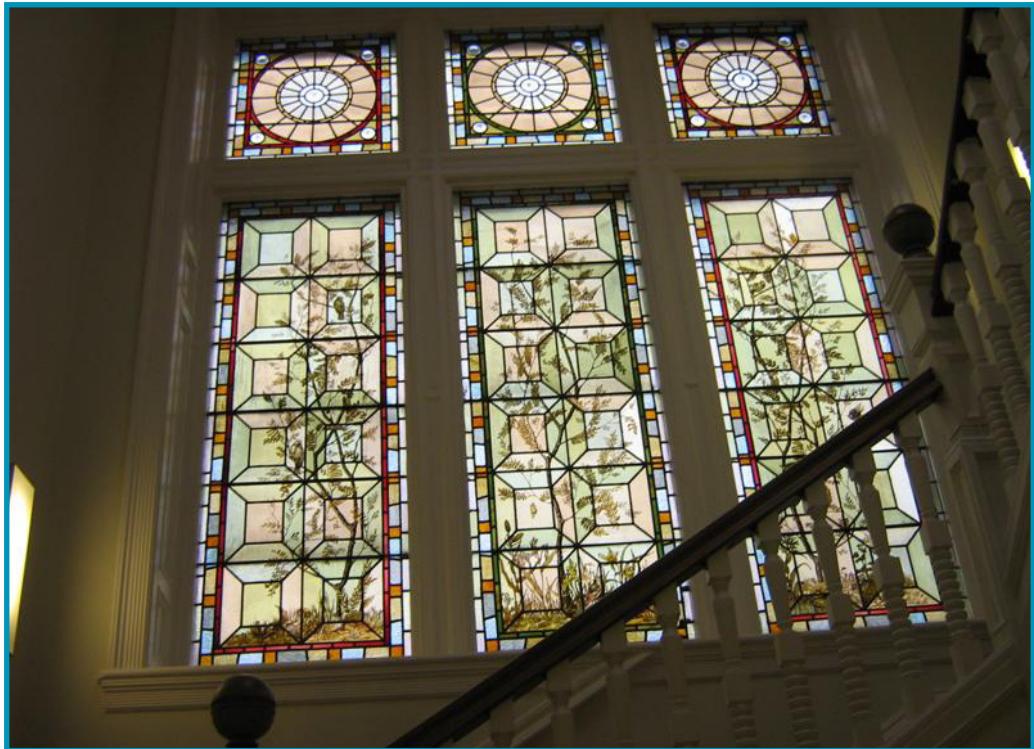
The development is covered by the Edinburgh City Local Plan, which was adopted in January 2010. Under this Plan, a range of uses including residential, office, retail and student accommodation would be considered acceptable in this location. The property is grade B Listed and situated within the Merchiston Conservation Area.

The property benefits from the following planning consents:

Planning reference: 07/04015/FUL and 07/04015/LBC

Consent was granted in March 2008 to renovate and extend the property into a private medical clinic with two extensions to the east and west. The renovation and eastern extension have been completed as described above. The proposed extension to the west comprises a three storey glass and stone fronted building containing a second operating theatre and support areas to provide four overnight beds. The extension will connect with the original building via a glazed corridor to the front and stair projection to the rear. These consents were granted subject to a number of standard conditions, none of which we consider onerous.





TENANCY INFORMATION

The property is tenanted by Edinburgh Medical Services Ltd which is 90% owned by Aspen Healthcare, one of the UK's leading private healthcare providers, who operate 8 hospitals throughout the UK and have reported revenues in 2012 of £89 million. The salient lease terms are detailed below:

Tenant : Edinburgh Medical Services Ltd

Term : 10 year FRI lease from 7 January 2011. Tenant has a right to extend until 2036.

Rent : £150,000 per annum rising to £375,000 on 1 October 2013.

Rent Review : 7 January 2018 to open market value (upwards only)

A copy of the lease is available on request.

VIEWING DETAILS

Viewing is to be arranged strictly via the sole agent GVA.

Contact: John Leatham

Tel No. 0131 469 6033

E- Mail. john.leatham@gva.co.uk

LEGAL COSTS

Each party are to pay their own legal costs.

GVA is the trading name of GVA Grimley limited, conditions under which particulars are issued by GVA Grimley Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract.

(ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) no person in the employment of GVA Grimley Limited or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) all rentals and prices are quoted exclusive of VAT
Reproduced by courtesy of the Controller of HMSO Crown Copyright reserved. Licence No 774359. If applicable, with consent of Chas E Goad, Cartographers, Old Hatfield, Geographers A-Z Map Co Ltd and/or The Automobile Association. For identification purposes only.

Produced and Printed by DTP 0131 657 1001



Printed on
recycled paper

gva.co.uk
0131 225 7137