

Lot 33, Nelson Surgery, Tai Siriol, Nelson, CF46 6HL

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



Lot 33, Nelson Surgery, Tai Siriol, Nelson, CF46 6HL

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)

Property Information

Freehold Medical Centre Investment

- Established Medical Centre having traded for over 30 years
- On Site Car Parking
- Densely populated Residential Area Close to Nelson Community Centre
- Sole Doctors Surgery in Nelson
- Site Area of Approximately 0.31 Acres (0.13 Ha)
- VAT Free Investment

Lot

33

Auction

18th May 2023

Rent

£26,000 per Annum Exclusive

Status

Available

Sector

Medical/Healthcare

Auction Venue

Live Streamed Auction

Location

Miles 13 miles north-east of Cardiff
Roads A472, A470, B4255
Rail Abercynon Train Station
Air Cardiff Airport

Situation

Nelson is a village in the County of Caerphilly and sits five miles north of Caerphilly and 13 miles north-east of central Cardiff, accessed via the A470. The property is located just outside of Nelson centre on Tai Siriol Road in a residential and commercial mixed-use area. The Nelson Community Centre and Llanfabon School are both within 200 yards of the property.

Tenure

Freehold.

Description

The property comprises a purpose built medical centre with the benefit of 15 on site car parking spaces and a site area of approximately 0.31 Acres (0.13 Ha). (www.nelsonsurgery.co.uk). The property has traded as a doctors surgery for over 30 years and is the only surgery in Nelson.

VAT

VAT is not applicable to this lot.

Completion Period

6 week completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 33, Nelson Surgery, Tai Siriol, Nelson, CF46 6HL

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)

Tenancy & Accommodation

Floor	Use	Gross External Area Approx sq m	Gross External Area Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Medical Centre	201.97	(2,174)	LET TO A DOCTOR t/a Nelson Surgery	A term of years expiring 19/12/2021 (Holding Over) (1)	£26,000
Total		201.97	(2,174)			£26,000

(1) The tenant has shown recent intent to renew their lease, please see legal pack for further information.

Lot 33, Nelson Surgery, Tai Siriol, Nelson, CF46 6HL

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



Lot 33, Nelson Surgery, Tai Siriol, Nelson, CF46 6HL

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



Lot 33, Nelson Surgery, Tai Siriol, Nelson, CF46 6HL

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



Contacts

Acuitus

Charlie Powter
+44 (0)20 7034 4853
+44 (0)7768 120 904
charlie.powter@acuitus.co.uk

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Seller's Solicitors

Hugh James Solicitors
Hodge House, 114 - 116 St. Mary Street
Cardiff
CF10 1DY

James Guile
02922 675 400
james.guile@hughjames.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
September 2020