**CF46 6HL** 

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)





**Freehold Medical Centre Investment** 

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### **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

_ot	Auction
33	18th May 2023

### Rent Status £26,000 per Annum Exclusive Available

## Sector Auction Venue Medical/Healthcare Live Streamed Auction

### Location

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

Cardiff Airport

#### Situation

Air

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

DISCLAIME

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## **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

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

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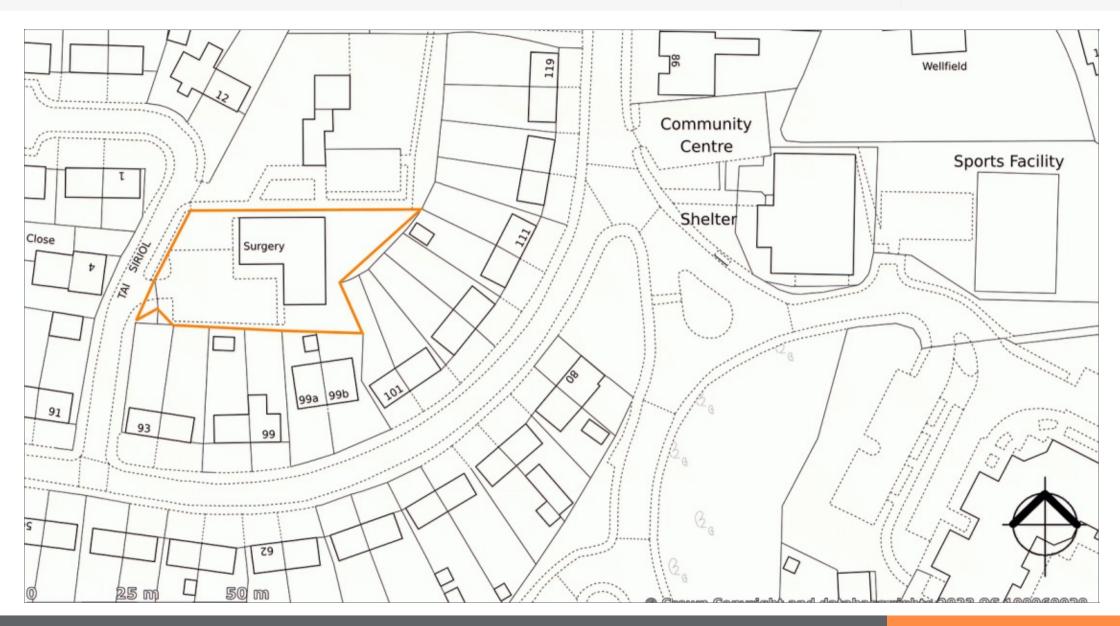


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### **Contacts**

**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

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**Freehold Medical Centre Investment**