

Lot 32, Abercwmboi Medical Practice, 1 - 3 John Street, Abercwmboi, Aberdare CF44 6BL

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



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Property Information

Freehold Medical Centre Investment

- Established Medical Centre having Traded for 16 years
- Onsite Car Parking
- Close to a Sheppards Pharmacy
- Predominately Residential Suburb
- Only Doctors surgery in Abercwmboi

Lot

32

Auction

18th May 2023

Rent

£46,920 per Annum Exclusive

Status

Available

Sector

Medical/Healthcare

Auction Venue

Live Streamed Auction

Location

Miles 17 miles north-west of Cardiff
Roads A4059, B4275,
Rail Cwmbach Train Station
Air Cardiff Airport

Situation

The property is situated in the village of Abercwmboi on the B4275 (Cardiff Road) adjacent a Pharmacy. The local area is a predominantly residential suburb with local convenience stores, a Post Office and takeaways.

Tenure

Freehold.

Description

Comprises a Medical Centre arranged over ground and first floors with on site car parking for approximately 12 vehicles. (www.abercwmboimedicalpractice.co.uk). The property has traded as a doctors surgery for 16 years and is the only surgery in Abercwmboi.

VAT

VAT is applicable to this lot.

Completion Period

6 Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x
Ground First Basement	Medical Medical/ Ancillary -	212.70 sq m 202.90 sq m 5.40 sq m	(2,289 sq ft) (2,184 sq ft) (58 sq ft)	LET TO DOCTORS t/a Abercwmboi Medical Centre	20 years from 22/03/2004 (1)	£46,920
Total		421 sq m	(4,531 sq ft)			£46,920

(1) The tenant has shown recent intent to renew their lease with the proposed letting to the NHS Health Board, please see legal pack for further information.

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