

Lot 4, 78-79 Grange Road, Bermondsey, London,

SE1 3BW

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



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Property Information

London Veterinary Practice Investment

- Recently refurbished veterinary practice let to Medivet Group Limited
- New 15-year lease from June 2024 (subject to options)
- Double-fronted veterinary surgery comprising approximately 1,452 sq ft
- Prominent Position on Grange Road (A2206)
- Nearby occupiers include Sainsbury's, Brandy Melville and an eclectic mix of local retailers
- VAT-free investment

Lot

4

Auction

7th November 2024

Rent

£27,630 per Annum Exclusive

Status

Available

Sector

Medical/Healthcare

Auction Venue

Live Streamed Auction

Location

Miles

0.8 miles south-east of London Bridge Station, 1 mile south-east of Tower Bridge

Roads

A2, A201, A2206

Rail

Bermondsey Underground Station, London Bridge Underground & Railway Station

Air

London City Airport

Situation

The property is prominently situated on the south side of Grange Road (A2206), a short walk from London Bridge Underground and Railway Station and 1 mile south-east from Tower Bridge. Nearby occupiers include Sainsbury's, Brandy Melville and an eclectic mix of local retailers.

Tenure

Long Leasehold. for a term of 999 years from completion.

EPC

Band C

Description

The property comprises a recently refurbished double-fronted shop arranged on the ground floor, forming part of a larger building.

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.	Rent Reviews
Ground	Medical	134.89	(1,452)	MEDIVET GROUP LIMITED (1)	15 years from 12/06/2024 (2) on an effectively full repairing and insuring lease	£27,630	12/06/2029 and 12/06/2034
Total		134.89	(1,452)			£27,630	

(1) Medivet was founded in 1987 and now operates from over 350 branches across the UK. In 2021, CVC Capital Partners acquired Medivet for in excess of £1bn (www.medivet.co.uk).

(2) The lease is subject to tenant options to determine on 12/06/2029 and 12/06/2034.

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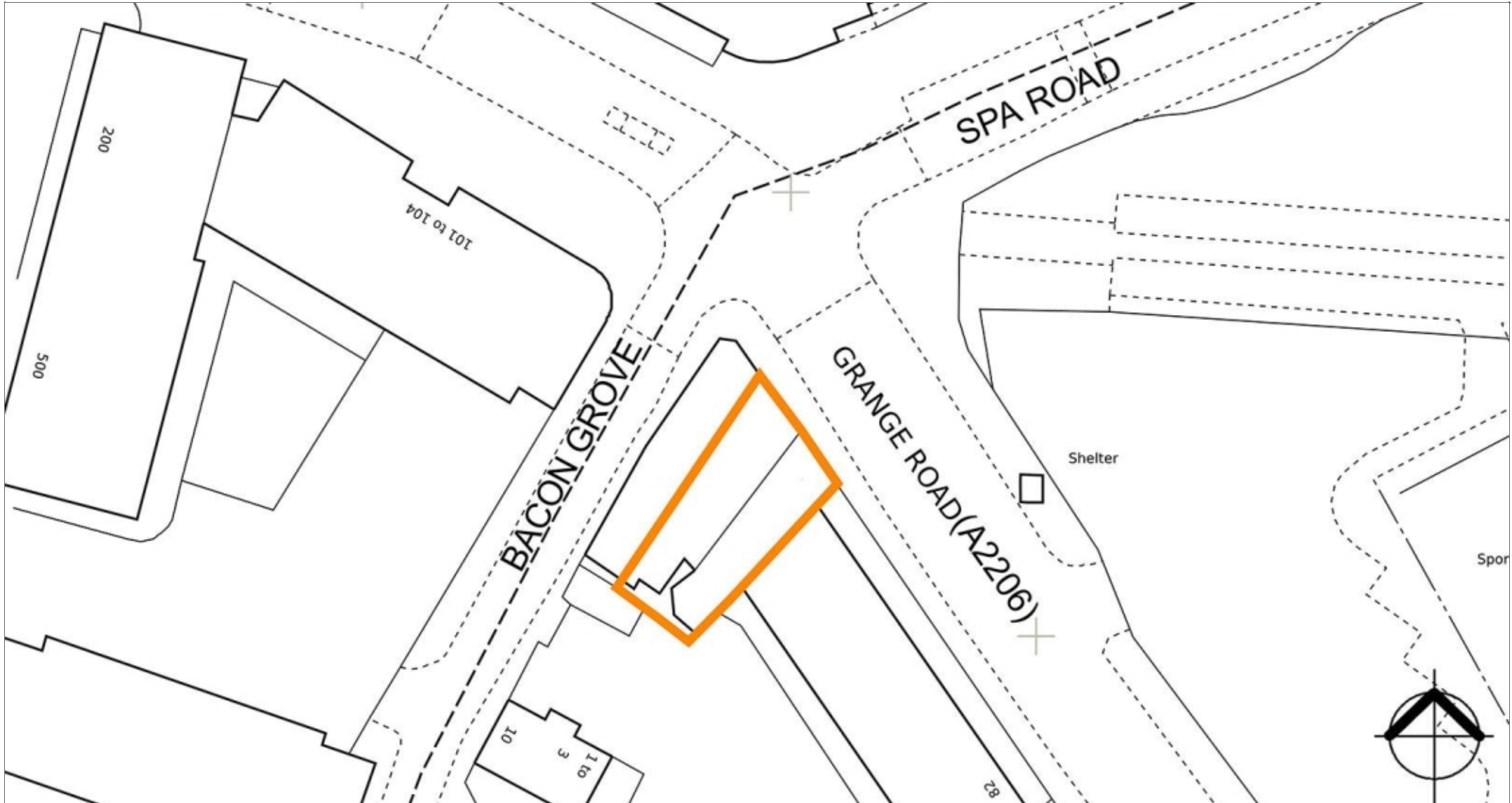
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2024