

# Lot 7, Millennium Medical Centre, Weoley Castle Road, Birmingham,

**B29 5QD**

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



# Lot 7, Millennium Medical Centre, Weoley Castle Road, Birmingham,

## B29 5QD

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



### Property Information

#### Medical Centre Investment and Office Opportunity

- Substantial Building providing a Medical Centre and Vacant Office
- Majority Let to Doctors until 2038 (subject to options)
- New 15 year lease
- Total Floor Area of approx. 1,109.83 sq m (11,944 sq ft)
- Includes 320.83 sq m (3,452 sq ft) self contained office with vacant possession
- Immediate Asset Management Opportunities
- Site area of approx. 0.34 Ha (0.84 Acres)
- Busy Birmingham suburb located 4 miles South West of the City Centre
- VAT Free Investment

#### Lot

7

#### Auction

12th December 2024

#### Rent

Gross: £123,800 per Annum Exclusive  
Plus Vacant separately accessed Office

#### Sector

Medical Centre/Doctors,  
Healthcare

#### Status

Available

#### Auction Venue

Live Streamed Auction

#### Location

##### Miles

4 miles south west of Birmingham City Centre, 7 miles south east of Dudley

##### Roads

M5, A38

##### Rail

University (Birmingham) Railway Station

##### Air

Birmingham Airport

#### Situation

The property is located in Weoley Castle, a popular residential suburb some 4 miles south west of Birmingham City Centre. The property has a prominent frontage onto Castle Square, a busy roundabout with retail parades on three sides with occupiers including Savers, Card Factory, Heron Foods, Greggs and Betfred.

#### Tenure

Leasehold. Held from Birmingham City Council for a term of 125 years from 04/01/1999 at a peppercorn ground rent.

#### Description

The property comprises a substantial two storey building of approximately 1,109.83 sq m (11,944 sq ft) providing a doctors practice and a separately accessed office together with associated parking to the rear.

#### VAT

VAT is not applicable to this lot.

#### Completion Period

Six 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 7, Millennium Medical Centre, Weoley Castle Road, Birmingham,

**B29 5QD**

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



## Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Millennium Medical Centre	Ground First	Medical Medical	398.00 391.00	(4,284) (4,208)	DR DHALL AND DR SMITH t/a Millennium Medical Centre (1)	15 years from 01/11/2023 (2)	£123,800	01/11/2026 and 3 yearly thereafter
Community Health Trust	Ground First	Office Office	120.18 200.65	(1,293) (2,159)	VACANT POSSESSION			
<b>Total</b>			<b>1,109.83</b>	<b>(11,944) (3)</b>			<b>£123,800</b>	

(1) According to the NHS website, as of October 2024, the Millennium Medical Centre had 9,522 patients registered and the current CQC rating is 'Good' (www.cqc.org.uk).

(2) The lease provides for a tenant option to determine the lease on the fifth and tenth anniversaries of the commencement of the term, although these break options can be removed upon the Landlord completing various improvement works. Full details are available within the legal pack.

(3) The tenant has the right to break the lease in the event that NHS funding is removed, please see lease for full details.

(4) The floor areas stated above have been provided by the Vendor.

# Lot 7, Millennium Medical Centre, Weoley Castle Road, Birmingham,

**B29 5QD**

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



# Lot 7, Millennium Medical Centre, Weoley Castle Road, Birmingham,

**B29 5QD**

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



# Lot 7, Millennium Medical Centre, Weoley Castle Road, Birmingham,

**B29 5QD**

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



# Lot 7, Millennium Medical Centre, Weoley Castle Road, Birmingham,

**B29 5QD**

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



# Lot 7, Millennium Medical Centre, Weoley Castle Road, Birmingham,

**B29 5QD**

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)

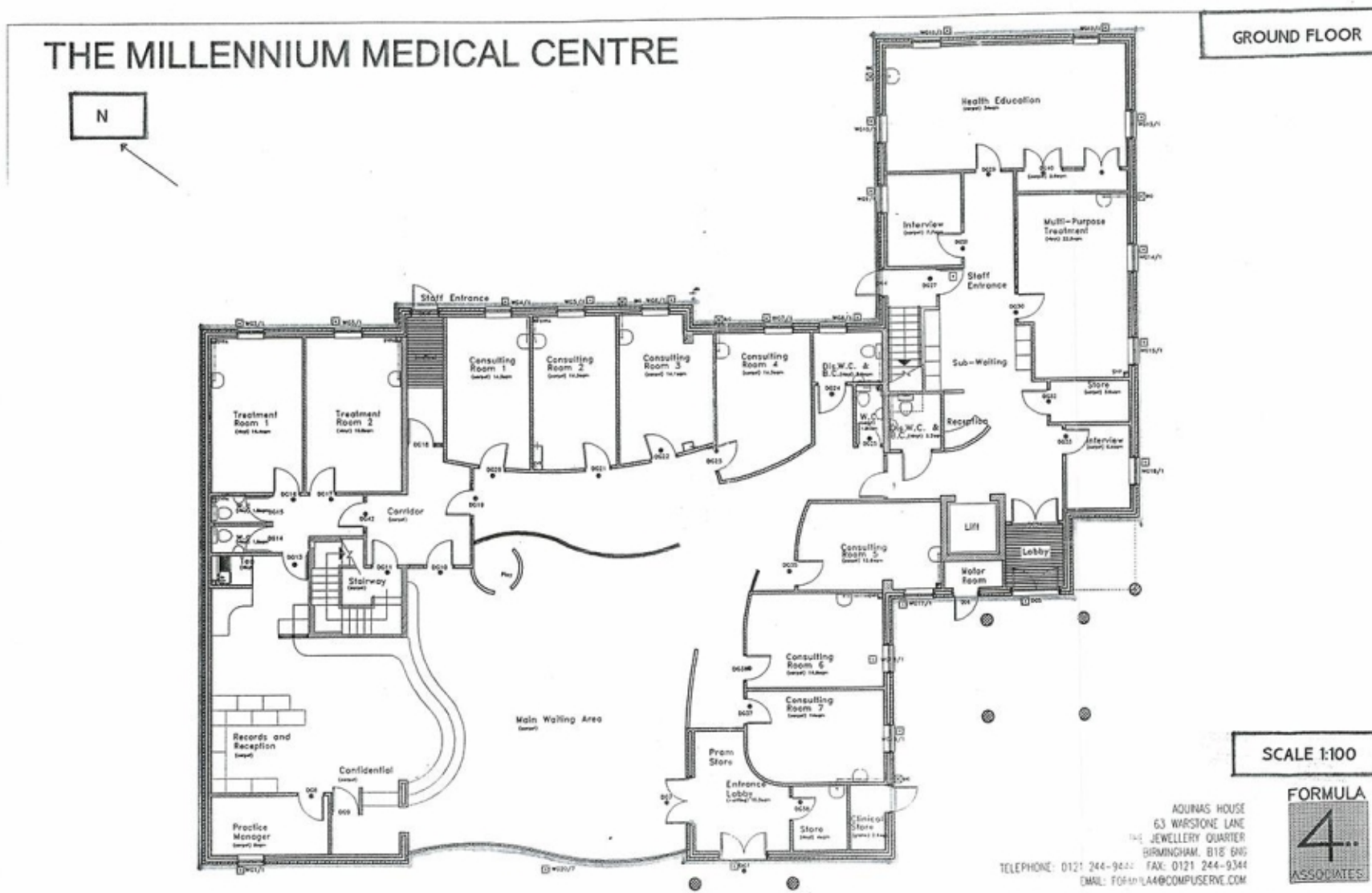




# Lot 7, Millennium Medical Centre, Weoley Castle Road, Birmingham,

**B29 5QD**

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



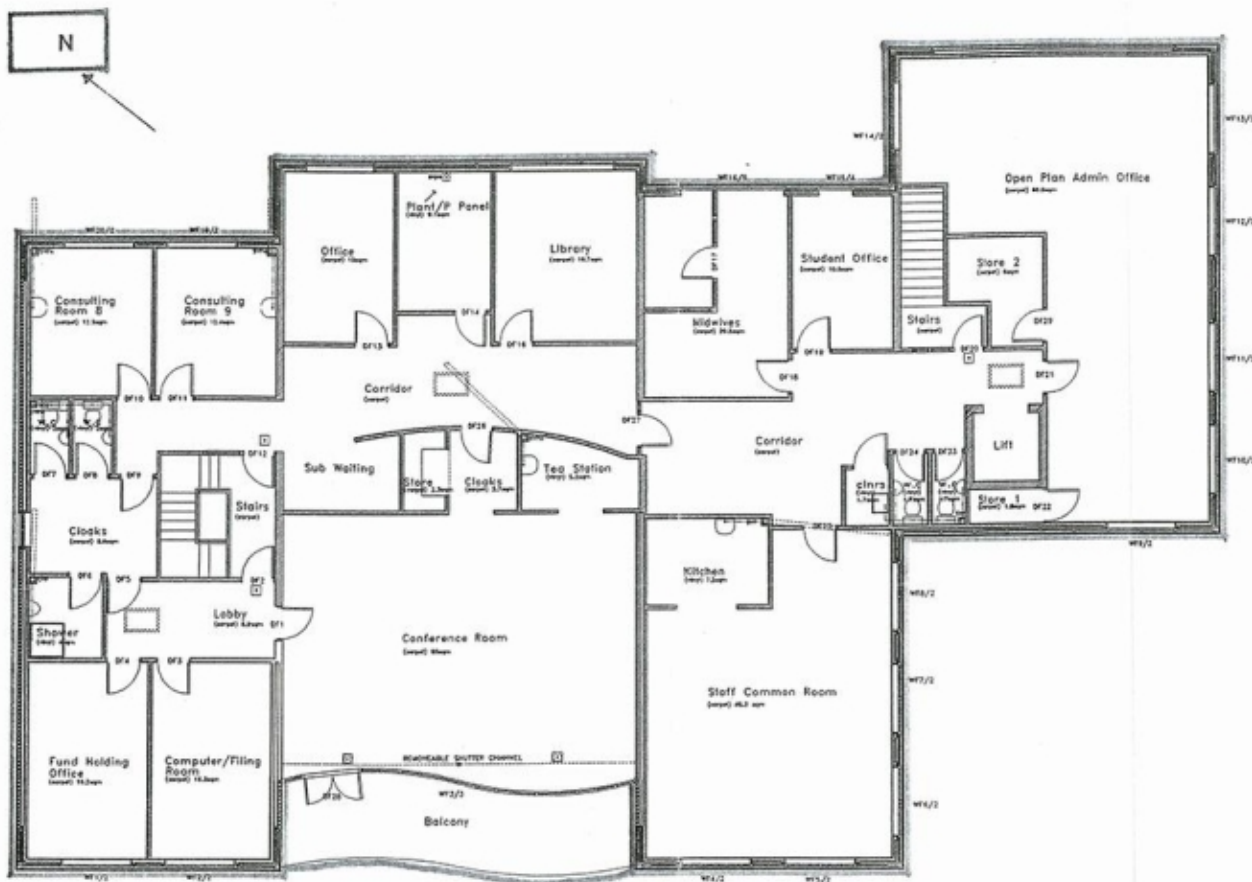
# Lot 7, Millennium Medical Centre, Weoley Castle Road, Birmingham,

**B29 5QD**

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)

## THE MILLENNIUM MEDICAL CENTRE

FIRST FLOOR



# Lot 7, Millennium Medical Centre, Weoley Castle Road, Birmingham,

**B29 5QD**

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)

## Contacts

### Acuitus

**Jon Skerry**

+44 (0)20 7034 4863

+44 (0)7736 300 594

[jon.skerry@acuitus.co.uk](mailto:jon.skerry@acuitus.co.uk)

**Alexander Auterac**

+44 (0)20 7034 4859

+44 (0)7713 135 034

[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

### Seller's Solicitors

**Veale Wasbrough Vizards LLP**

Narrow Quay House Narrow Quay

Bristol

BS1 4QA

**Ben Willis**

01173 145 394

[bwillis@vw.co.uk](mailto:bwillis@vw.co.uk)

**Natsha Skinner**

07340623197

[nskinner@vw.co.uk](mailto:nskinner@vw.co.uk)

### Associate Auctioneers



**Primary Care Surveyors**

Stansted House, Stansted Park

Rowland's Castle

Hampshire

PO9 6DX

**Adam Thompson**

01243 374740

07825 246 209

[athompson@primarycaresurveyors.com](mailto:athompson@primarycaresurveyors.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.

2024