

## Stanley Medical Centre, 48-64 Stanley Road Liverpool, Merseyside L5 2QA

lot 9

### Modern Medical Centre Investment

- Let to Doctors until 2019
- Rent reimbursed to the tenant by the Primary Care Trust (2)
- Located close to the city centre in a predominantly residential suburb
- Includes car parking for approximately 16 cars
- Six Week Completion Available

Rent  
£64,000  
per annum  
exclusive



### Location

Miles: 2 miles north of Liverpool  
32 miles west of Manchester  
Roads: A59, A565, M62  
Rail: Sandhills, Liverpool Lime Street  
Air: John Lennon Airport, Manchester International Airport

### Situation

Stanley Medical Centre is situated in a diverse and popular residential suburb of Liverpool, some 2 miles north of Liverpool city centre. The property benefits from excellent communication routes via the A59 to the city centre and the M62 to the wider motorway network.

### Description

The property comprises a modern detached purpose built medical centre with waiting rooms, consultancy rooms and ancillary accommodation on the ground floor. The property benefits from car parking for approximately 16 cars. The approximate site area is 0.14 hectares (0.34 acres).

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Waiting Rooms, Surgery and Office	550 sq m 5,920 sq ft	<b>DR. SHARMA, DR. GUPTA &amp; DR. HARVEY (1)</b>	30 years from 13/10/1989 until 12/10/2019 on a fully repairing and insuring lease	£64,000	13/10/2013
<b>Totals</b>		<b>550 sq m 5,920 sq ft</b>			<b>£64,000</b>	

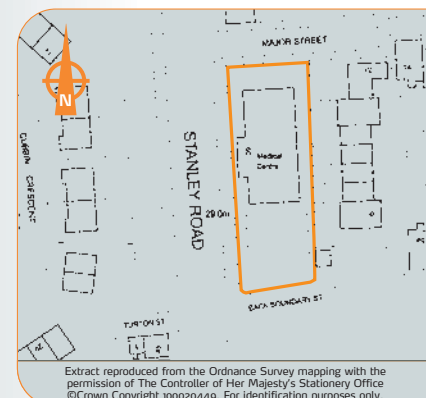
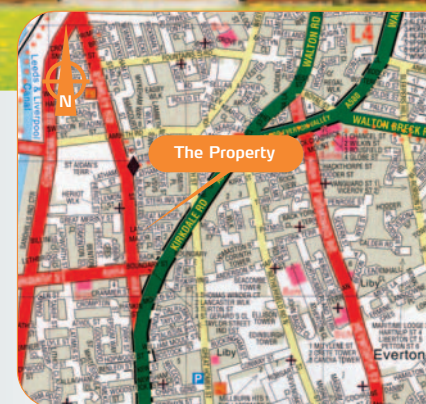
- (1) The Stanley Medical Centre is part of the Liverpool Primary Care Trust Medical Services area which is one of the ten PCTs that make up The Liverpool Primary Care Trust Medical Services. (Source: <http://www.liverpoolpctms.nhs.uk/practice/> (14/09/2012))
- (2) We understand that the tenants as Registered General Practitioners qualify under **The National Health Services Act 1977 The National Health Service (General Medical Services - Premises Costs) (England) Directions 2004** provides for the Primary Care Trust to reimburse for leasehold premises rental costs. A copy of the Directive is available in the legal pack.

### For further details please contact:

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