

lot 18

Nursery Lane Medical Centre, Nursery Lane, Ovenden, Halifax  
West Yorkshire HX3 5TE

Rent  
**£49,120**  
per annum  
exclusive  
(Subject to  
Note (4)  
below)

Freehold Medical Centre Investment

- Tenants include Calderdale NHS Primary Care Trust and a GP Practice
- Prominently situated in the heart of the residential community
- Parking for some 25 cars
- Situated some 2 miles north of Halifax and 7 miles west of Bradford
- Six Week Completion Available



On behalf of  
**Lunn Healthcare  
Properties Ltd**



**Location**

Miles: 2 miles north of Halifax town centre  
7 miles west of Bradford  
16 miles west of Leeds  
Roads: A629, M62  
Rail: Halifax Rail Station  
Air: Manchester Airport

**Situation**

The property is situated in Ovenden, approximately 2 miles north of Halifax, a substantial commercial centre in West Yorkshire. The property benefits from good transport links via the A629 to the M62, some 4 miles to the south.

**Description**

The property comprises a purpose built single storey detached medical centre. In addition there is a car park to the side of the property for approximately 25 cars. The total site is 0.20 hectares (0.511 acres), with site coverage of some 23%.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Medical Centre	220 sq m (2,368 sq ft)	<b>DR SO SUKUMARAN t/a Nursery Lane Medical Centre (1)</b>	20 years from 20/04/2000	£27,000	19/04/2015
	Office	96 sq m (1,033 sq ft)	<b>CALDERDALE NHS PRIMARY CARE TRUST</b>	6 years from 20/04/2011 (2)	£10,000	
	Office	165.74 sq m (1,784 sq ft)	<b>CALDERDALE CREDIT UNION LTD</b>	Licence agreement (3)	£12,120 (4)	
<b>Totals</b>		<b>481.74 sq m (5,185 sq ft)</b>			<b>£49,120</b>	

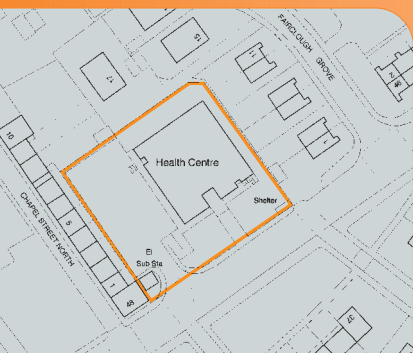
- (1) As to the ground floor medical centre, there is an agreement in place between Dr S O Sukumaran and the Primary Care Trust/NHS for the Primary Care Trust/NHS to reimburse the doctor for rent and rates incurred during the term of their lease.
- (2) The lease for Calderdale NHS Primary Care Trust, provides for a mutual option to determine in the 3rd anniversary of the term and each year thereafter upon 6 months' notice.
- (3) The licence expired on 31st July 2011. Negotiations are in hand to extend the licence arrangement.
- (4) The £12,120 is a gross figure.

**For further details please contact:**  
**Peter Cunliffe**  
Tel: +44 (0)20 7034 4852.  
Email: peter.cunliffe@acuitus.co.uk  
**Tom Ryder**  
Tel: +44 (0)20 7034 4862.  
Email: tom.ryder@acuitus.co.uk  
**www.acuitus.co.uk**

**Associate Auctioneers:**  
**Dacres Commercial**  
9 York Place, Leeds LS1 2DS.  
Tel: +44 (0)113 386 3100.  
Email: dws@dacres.co.uk  
Ref: David Ogilvie.



**Solicitors:**  
**Walker Morris**  
Kings Court, 12 King Street, Leeds,  
West Yorkshire LS1 2HL.  
Tel: +44 (0)113 283 2500.  
Email: david.wilkinson@walkermorris.co.uk  
Ref: David Wilkinson.



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