

PERRY HOLT

PROPERTY CONSULTANTS

FOR SALE

Well-located medical centre
investment purchase

Stanmore Medical Centre, 85 Crowshott Avenue,
Stanmore, HA7 1HS



AMENITIES

- ✓ Generating Rent of £57,850 per annum
- ✓ Insurance and repairs paid by NHS
- ✓ Parking for approximately 8 vehicles
- ✓ Total floor area of 2,990 sq ft

LOCATION

Ideally situated on Crowshott Avenue, Stanmore, this location offers easy access to a range of shopping facilities, restaurants, cafés and local amenities within Stanmore Broadway, together with convenient transport links via London Underground services from Stanmore Station providing direct access into Central London and beyond. The area is well regarded for its selection of highly regarded state and private schools, in addition to a wide choice of recreational facilities including parks, golf courses and fitness centres. The A41, M1 and M25 motorways are also easily accessible.

LEGAL COSTS

Each party to be responsible for their own legal costs

DESCRIPTION

Stanmore Medical Centre – A well-positioned medical centre investment situated within a popular residential area close to Canons Park. Generating an annual income of approximately £57,850 per annum, with insurance and repairs understood to be covered via NHS arrangements. Income-producing medical premises currently occupied as a GP practice, with rent understood to be received via NHS funding arrangements. The occupier remains in situ, although prospective purchasers should note that no formal lease is currently in place. Constructed of traditional brick beneath a pitched, tiled roof, the property benefits from UPVC double-glazed windows and is fully fitted for its existing medical use. The site occupies a prominent position with dual road frontage and provides parking to both the front and rear for approximately 8 vehicles.

GUIDE PRICE

£750,000 for the Freehold interest.

RATES

Rateable value: £49,000. Rates should be confirmed with London Borough of Harrow Council.

VAT

To be confirmed.

PERRY HOLT

PROPERTY CONSULTANTS
FIRST FLOOR OFFICES 165 -167 HIGH STREET
RICKMANSWORTH HERTS WD3 1AY

perryholt.co.uk

JOEL LOBATTO

ASSOCIATE DIRECTOR

07786 928311

01923 239080

joel@perryholt.co.uk

BEN HOWARD

ASSOCIATE DIRECTOR

07527 709064

01923 239080

ben@perryholt.co.uk