



Avondale House

The Strathaven Rural Centre, Strathaven, ML10 6SY

**Modern purpose built
veterinary practice for sale.**

- Purpose built in 2009
- Long established trading business with excellent covenant

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Summary

VAT	Applicable. We expect the sale to be treated as a Transfer of a Going Concern and therefore VAT will not be applicable to the sale price.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Avondale House comprises a purpose built veterinary centre built in 2009 by the existing practice prior to being acquired by Inspiring Vet Care Limited. The two storey building provides reception, animal treatment areas and welfare facilities on the ground floor, with offices and staff amenity areas on the first floor. Externally, a large animals unit provides facilities to service equine and livestock requirements.

Further images can be found here: <https://m.search-prop.com/avondale-house-strathaven>

Location

The property is located within Strathaven Rural Centre, an established business location on the edge of Strathaven, South Lanarkshire. The A71 links the town to Ayrshire and Edinburgh via the M8, and Junction 8 of the M74 is about five miles away. Hamilton and East Kilbride are around 8 miles away and Glasgow about 20 miles.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Avondale House	6,890	640.10	Occupied
Building - Equestrian Shed	3,476	322.93	Occupied
Total	10,366	963.03	

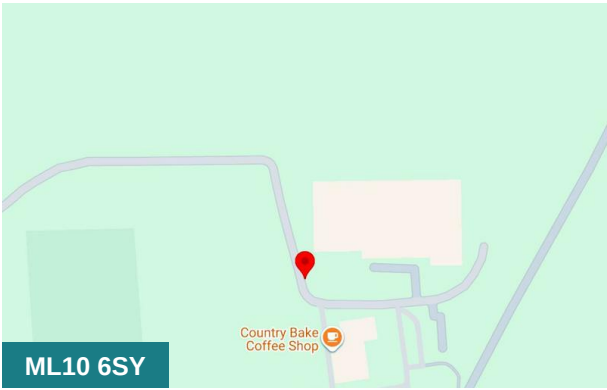
Tenancy Details

The property is occupied on a FRI lease (subject to a Schedule of Condition) for a term expiring 6th July 2042, and subject to a tenant only break option on the 6th July 2037. The passing rent of £72,000 pa is to be increased ahead of the 2027 rent review to £85,500 and the vendor will provide a top up to this level as of the date of sale.

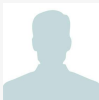
Inspiring Vet Care Limited (previously trading as Independent Vet Care Limited) is part of the market leading IVC Evidensia group which has over 900 veterinary practices across the UK. 2025 accounts show a turnover of £1.218bn, gross profit of £593m, and pre tax profit of £66.6m.

Terms

Offers in excess of £1.115m are invited for the heritable interest, reflecting a NIY of 7.25%.



Viewing & Further Information



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