

FOR SALE

SECURE INVESTMENT OPPORTUNITY



NHS CLINICAL CENTRE | DALE ACRE WAY | HOLLINSWOOD
| TELFORD | TF3 2ET

TSR
TOWLER SHAW ROBERTS

EXECUTIVE SUMMARY

- Detached single-story purpose-built former doctors surgery extending to approx. 1,153 Sqft (107.48 Sqm).
- Well-appointed accommodation occupying a generous plot size.
- Total site area of approximately 0.4 acres (0.162 hectares).
- Let to Shropshire Community Health NHS Trust on a 10 year lease from 1st July 2020 at a rent of £15,000 per annum exclusive.
- Strong asset management opportunity for investors.
- Offers in the region of **£250,000** are invited for the freehold interest subject to and with the benefit of the existing tenancy.



LOCATION

The property occupies a prominent and convenient location fronting Dale Acre Way in Hollinswood, a district centre within the Telford conurbation. The Clinic is located close to the Hollinswood Primary School in a mixed commercial and residential area and being within a short travelling distance to the Telford International Centre and having convenient access to the main road network.

Telford is a major town within Shropshire and is one of the most rapidly expanding towns within the United Kingdom supporting a current population of approximately 170,000 people. The Town has access to a workforce of a further 300,000 people within a 30 mile radius and its population has been forecast to increase by a further 15% by 2031 with a number of planned inward investment initiatives.

Located within the heart of England, Telford boasts major road and rail networks with the County Town of Shrewsbury only 15 miles to the west (via A5) and stands on the M54 motorway (Junction 7) which provides a gateway to the M6, M5, M42 and M40 motorways.

Telford also benefits from an excellent train service with access to Wolverhampton in 24 minutes, Birmingham New Street in 49 minutes and London Euston in 2 hours and 18 minutes.

DESCRIPTION

The property comprises a detached single-story purpose-built former doctors surgery that has been converted and adapted for its current use as a clinical centre occupied by the NHS Trust.

The property is of brick construction beneath a tiled pitched roof and has been partitioned internally to provide a central reception/ seating area with separate individual clinical rooms and staff facilities, providing a total net internal area of 1,153 sqft (107.48 sqm).

The property is well appointed and is situated on a generous plot fronting Dale Acre Way with excellent car parking facilities. The property offers an attractive well-let and secure investment opportunity within this sort after area.



ACCOMODATION

Description	Sqft	Sqm
Reception 1	59	5.54
Disabled W.C		
Reception 2	357	33.15
Office	144	13.45
Clinic Room 1	153	14.20
Clinic Room 2	128	11.91
Clinic Room 3	123	11.50
Clinic Room 4	57	5.36
Staff Room	108	10.07
Cleaner Cupboard	24	2.3
TOTAL (NIA)	1,153	107.48

TENURE

The freehold property is offered for sale subject to the existing occupational lease granted to Shropshire Community Health NHS Trust.

LEASE INFORMATION

The property is currently let to Shropshire Community Health NHS Trust for a term of 10 years from 1st July 2020 on a tenant's full repairing & insuring basis (subject to a schedule of condition) at a rent of £15,000 per annum, payable quarterly in advance. The Lease is subject to upward only rent review at the end of the fifth anniversary of the term and includes a tenant break option at the end of fifth anniversary of the term, subject to serving not less than 3 months prior notice.

GUIDE PRICE

Offers in the region of **£250,000** are invited for the freehold interest subject to and with the benefit of the current lease.

A sale at this level reflects a net initial yield of 5.85% after Purchaser's normal costs.



TENANTS COVENANT INFORMATION

The Shropshire Community Health NHS Trust was founded in 2011 and provides a range of community-based health services for adults and children in the Shropshire, Telford and Wrekin district areas.

Please visit <https://www.shropscommunityhealth.nhs.uk/> for further details.

PLANNING

Interested parties are advised to make their own enquiries with the local planning authority.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised that the Vendor has not elected to charge VAT on the property at the present time.



LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, TF3 4NT.

TEL: 01952 380000.

ENERGY PERFORMANCE CERTIFICATE

D: 80

SERVICES

Mains water, electricity gas and drainage services are connected/available to the site. Interested parties are advised to make their own enquiries with the relevant utility companies.

BUSINESS RATES

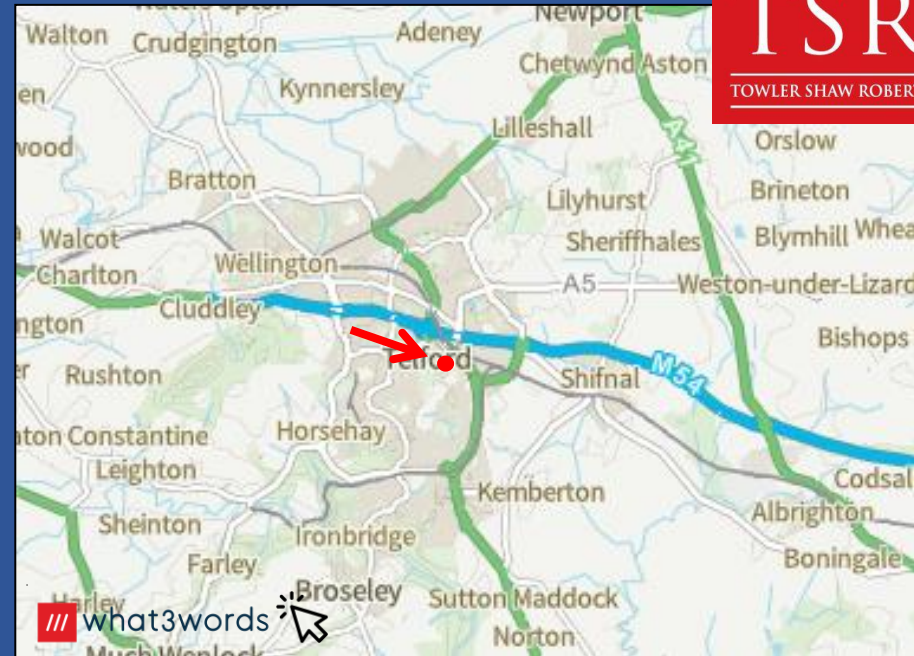
At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Surgery and premises 
Rateable Value – £10,750

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

ANIT-MONEY LAUNDERING (AML) REGULATIONS

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.



LEGAL COSTS

Each party are to be responsible for their own legal fees incurred in this transaction.

VIEWING

Strictly by appointment with the Sole Selling Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.

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June 2024

