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FOR SALE

FREEHOLD MEDICAL INVESTMENT

CALAT DIALYSIS CENTRE, 41 MALCOLM ROAD, COULSDON CR5 2DB

DESCRIPTION

The site comprises a single storey building which is currently used as a dialysis centre, extending to a Gross Internal Area of approximately 8,147 sq ft (757 sq m).

The site extends to an approximate area of 0.76 acres (0.308 hectares).

LOCATION

The property is located on Malcolm Road within Coulsdon town centre.

Adjoining the site to the west is the Coulsdon Centre public car park.

Coulsdon South Railway Station is within short walking distance providing regular services to Reigate, Gatwick Airport, East Croydon, London Bridge, London Victoria, London St Pancras and Peterborough.

Coulsdon Town Railway Station is located 0.3 miles east of the site, providing services to Tattenham Corner, East Croydon and London Bridge.

The property lies within the administrative area of the London Borough of Croydon.

TENANCY

The property is let to the Epsom and St Helier University Hospitals NHS Trust, which in turn is underlet to Renal Services (UK) Ltd, on a 25 year full repairing and insuring lease, expiring 11th August 2047. The passing rent is £100,000 per Annum, with a rent commencement date of 4th January 2025. Rent reviews are CPI linked, commencing 4th January 2025 and every fifth anniversary thereafter. There are mutual break clauses on 12th August 2037 and 12th August 2042. The lease has security of tenure under the Landlord and Tenant Act 1954.

PLANNING

We understand the property benefits from Use Class E and is operating as a dialysis centre.

The site is located within a District Centre.

VAT

We understand the property is not elected for VAT.

TENURE

A new freehold title is to be created.

RATES

We understand the property has a Rateable Value of £42,750.

EPC

The property has an EPC rating D.

DATA ROOM

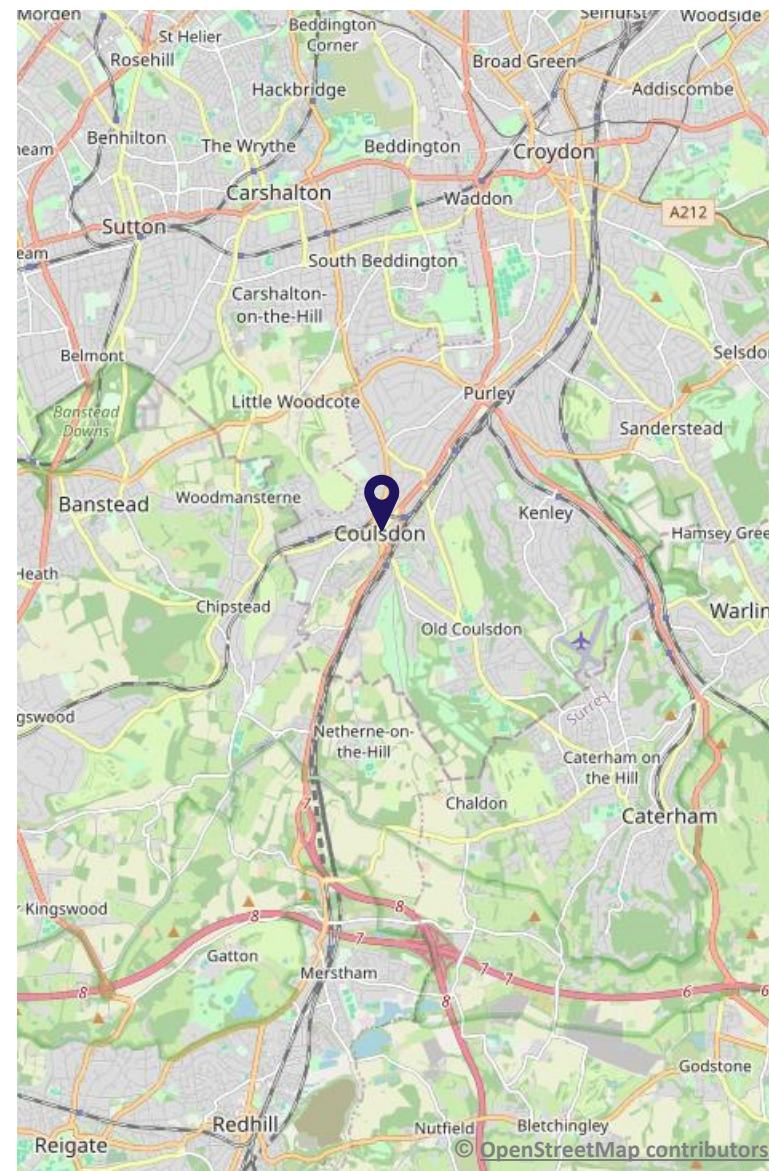
Further information can be accessed in the Data Room using the following link:
<https://shwcrm.agencypilot.com/PropertyView/PropertyDataRoom/9690/CALAT-Centre-41-Malcolm-Road-Coulsdon-Surrey-CR5-2DB/>

PRICE

Offers are invited in excess of **£1,000,000** for the freehold interest subject to the existing tenancy.

ANTI-MONEY LAUNDERING

Upon agreement of Heads of Terms, a mandatory Purchaser KYC documentation request will be made.



VIEWINGS – 020 8662 2700

Matt Morris

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e: mmorris@shw.co.uk

Richard Plant

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@SHWProperty

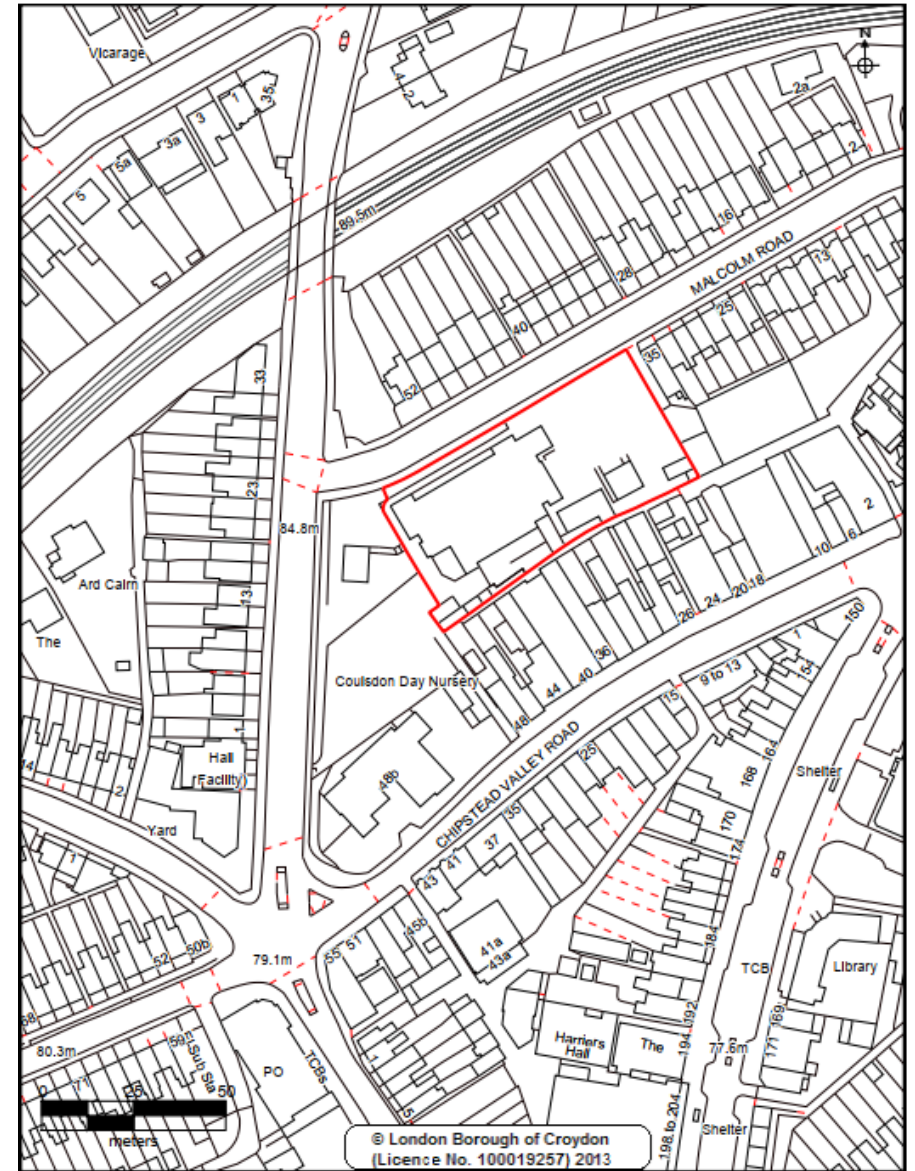


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