



Park Hill Medical Surgery

Park Hill Road, Torquay, Devon, TQ1 2AR



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**General Practice Medical Surgery Investment For Sale (Practice not Affected)
Net Internal Area Approx. 380m² (4,100 sq ft) with Front Parking Forecourt
Let to The Partners of Pembroke Medical Practice at £50,500 Per Annum
Excellent Location - Close to Torquay Harbourside
Future Residential Development Potential**

LOCATION

The property is located on the corner of Park Hill Road and Meadfoot Sea Road, close to the junction with Torwood Street in the centre of Torquay, South Devon.

This location is ideally convenient for a medical practice, being close to the town centre and thriving harbourside area, as well as being on local bus routes. The area is mixed commercial and residential in character, with nearby commercial occupiers including dentists, opticians, a pharmacy, restaurants, offices and retail.

DESCRIPTION

The property comprises two parts: the majority of an original Victorian terrace, converted and extended in the second part with purpose built ground floor medical centre accommodation.

To the front of the property is a parking forecourt with space for 5 vehicles. Internally, the accommodation is arranged as a mix of reception, waiting and surgery rooms around a central core staircase. Illustrative layout plan overleaf.

The investment value is underpinned by the potential for future conversion to alternative/residential use, given the popularity and property values of the area.

Ref No: 5071

£550,000 Freehold

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ACCOMMODATION

Accommodation extends to approximately 380m² (4,100 sq ft) over ground, first and second floor.

TENURE

The property is offered For Sale Freehold, subject to the current occupational lease.

The property is occupied by the partners of Pembroke Medical Practice, under a renewal lease dated 5th April 2024.

The lease is for a term of 5 years (expiring 31st March 2029).

The tenant may terminate the lease by serving on the Landlord six months written notice.

The Tenant has Full Repairing and Insuring Obligations.

Interested parties are invited to enquire to discuss further lease terms.

The lease is held within the Security of Tenure Provisions of the Landlord and Tenant Act 1954.

UTILITIES

Mains water, gas and electricity are connected to the property.

VAT

VAT is not currently opted for tax and VAT is not currently payable on rent.

COSTS

Each party is to bear their own costs incurred in any transaction.

PEMBROKE MEDICAL GROUP

Pembroke Medical Group operates from two surgeries, the subject practice and one in Paignton. The practice has 13 doctors, supported by nurse practitioners, assistants and support staff.

The group cares for approximately 26,000 patients.

EPC RATING D

VIEWING

Viewing is strictly by prior appointment the Sole Agents, Bettesworths. Tel. 01803 212021.

Interested parties are politely requested to be sensitive to the nature of the medical surgery and not under any circumstance approach the property, staff or patients without prior consent for the Agents.

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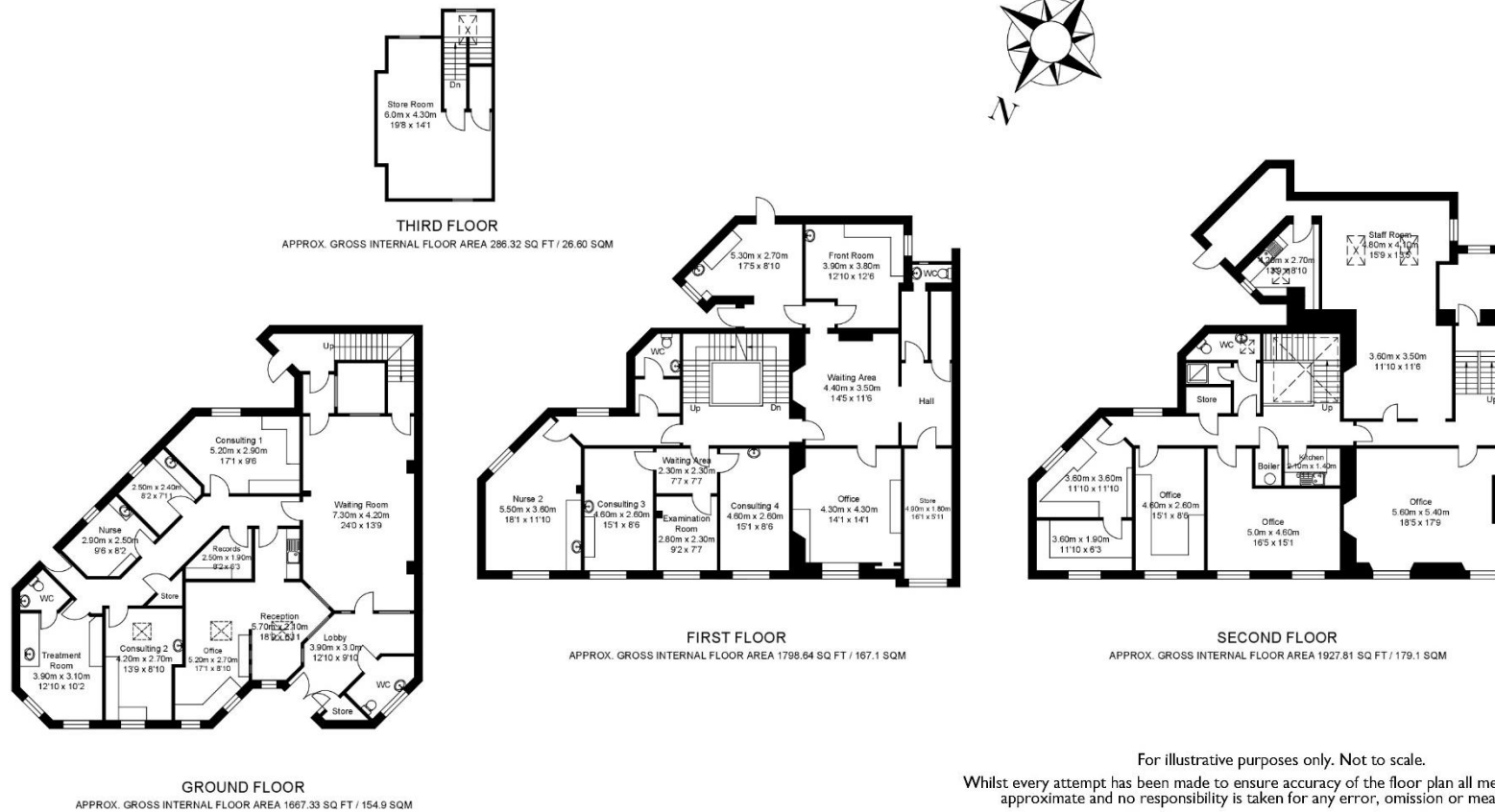




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TOTAL FLOOR AREA 5680.10 SQ FT / 527.70 SQM



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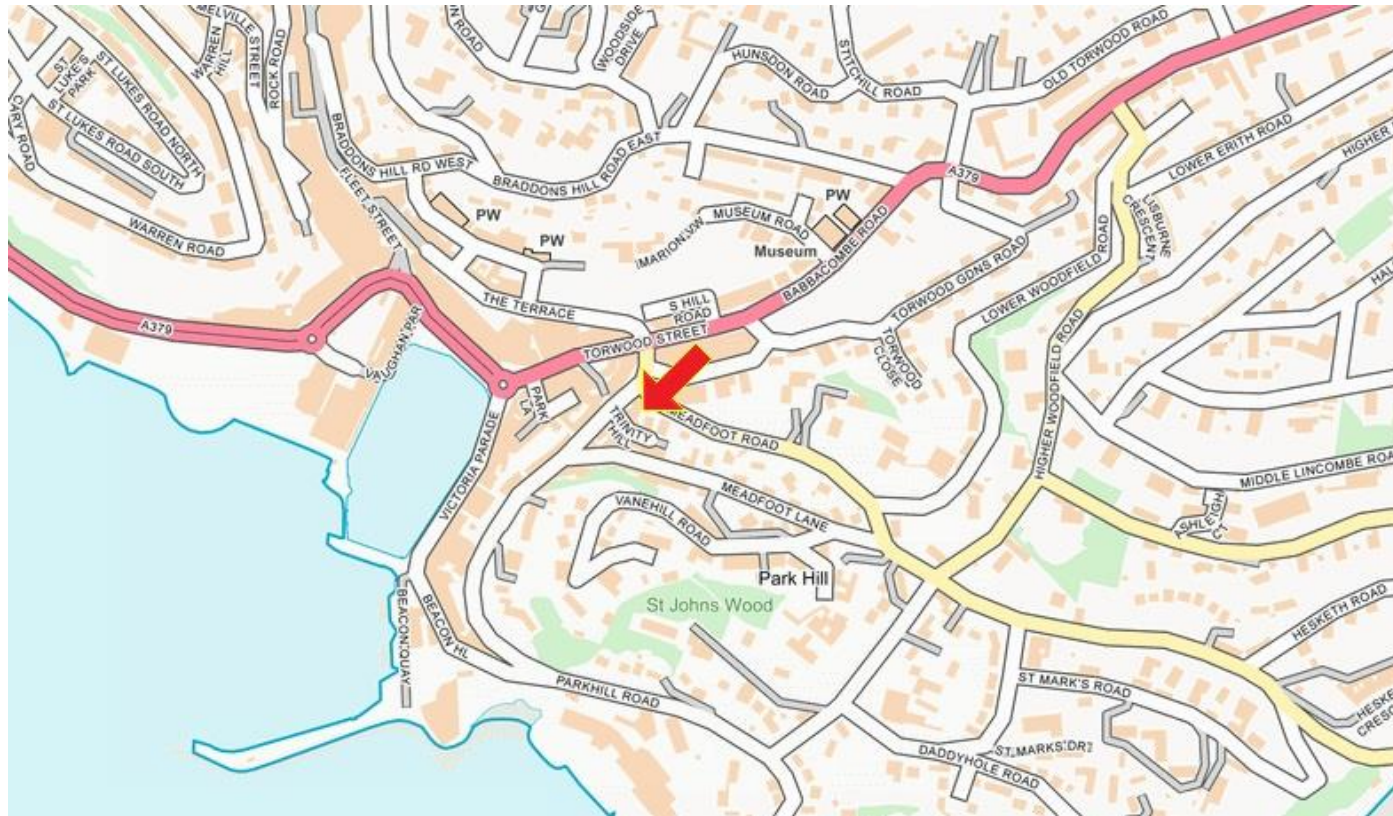
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www.bettesworths.co.uk
29/30 Fleet Street
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Devon
TQ1 1BB



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