

Veterinary Practice Investment Opportunity - For Sale

Combs House, Stowmarket Business Park, Needham Road, Stowmarket, Suffolk, IP14 2AH

Merrifields



Size: 2,872 Sq Ft

Located on Stowmarket Business Park

Good road links to Town Centre and A14

Producing £25,000 per annum exclusive.

Excellent Tenant Covenant and Gross Initial Yield of 8.3%

Available for Sale Freehold

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Merrifields Chartered Surveyors
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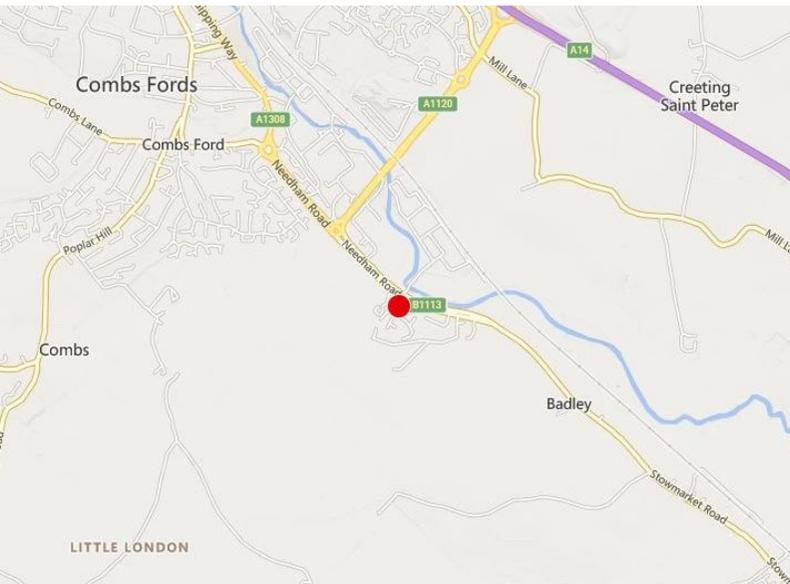
Description

Veterinary Practice Commercial Investment Opportunity in Stowmarket. Combs House is located on Stowmarket Business Park off Needham Road in Stowmarket with good links to the Town centre and the A14. The building has been refurbished and fitted out as a Vets Practice with reception, consulting rooms, staff rooms and Kennel areas. Externally there is the right to park in 23 parking spaces.

Accommodation

The property has been measured to produce the following approximate Net Internal Areas:

Total	2,872 Sq Ft	266.81 Sq M
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Availability

The freehold investment is available for sale immediately subject to the existing tenancy dated 30th September 2020 to Independent Vetcare Limited for a term of 15 years at a passing rent of £25,000 per annum exc. with 3 yearly break clauses and 5 yearly rent reviews. Independent Vetcare Limited last had a Turnover of £885,205,000.

Price

Guide Price of Offers in Excess of £300,000 exc. which represents a Gross Initial Yield of 8.3%

VAT

The premises are opted for VAT.

Business Rates

The Rateable Value is £28,500 (2023).

Service Charge

The purchaser will be responsible for a fair and reasonable proportion of the service charge for the estate which is recoverable from the tenant.

Costs

Each party will bear their own legal costs.

Use & Planning

The premises are currently used as a Veterinary Practice.

EPC

The EPC rating is E (113).

Viewing & Further Information

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