

Highfield House

Bartons Road, FORDINGBRIDGE SP6 1JD



**MODERN OFFICE / MEDICAL CENTRE
FREEHOLD INVESTMENT OPPORTUNITY**

**816.23 sq m (8,782.6 sq ft)
FOR SALE**

Highfield House

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Highfield House is a modern two storey detached building built in 2002. The ground floor is used for healthcare services with the first floor currently used as offices.

The ground floor is currently divided into three areas:

- IDH for a dental suite
- Salisbury Hospital Trust for an x-ray clinic
- Vacant, previously The Arch Clinic

The first floor is a self contained office held by way of a long leasehold interest, as occupied by Medcentres PLC.

Outside, car parking is included within the area of the freehold title (19 spaces to the rear and 24 to front).

The partners of the nearby GP practices hold the freehold interest.

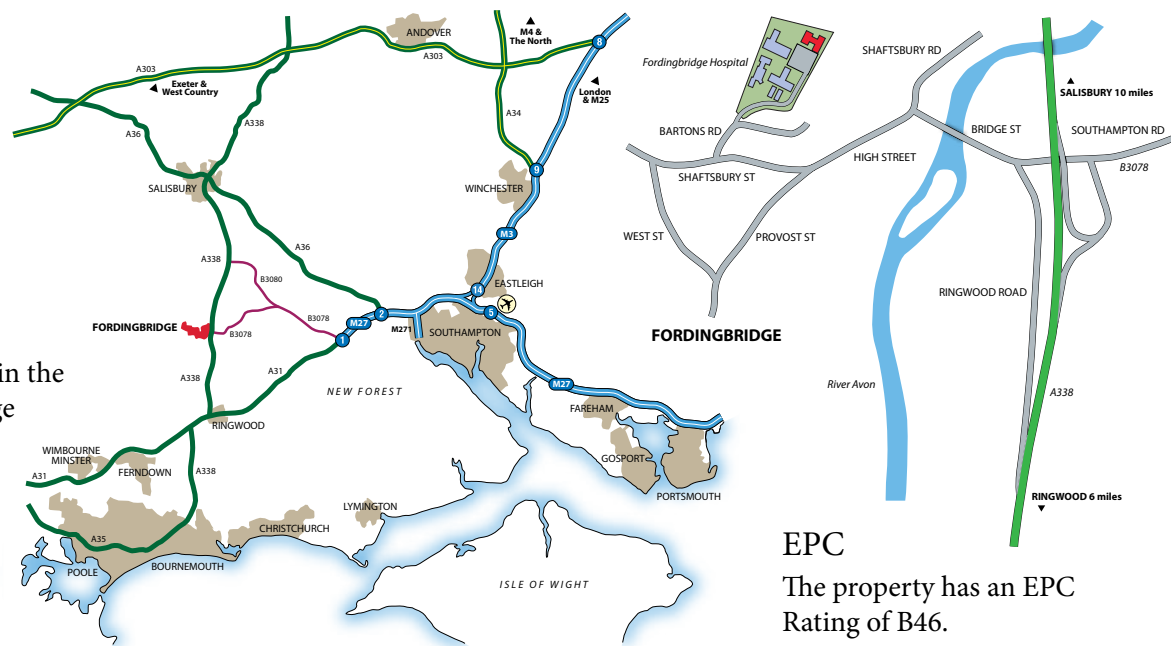


Fordingbridge Hospital

Location

The property is situated in the grounds of Fordingbridge Hospital (now vacant) and adjacent to Fordingbridge Surgery.

Tenancy Schedule



EPC
The property has an EPC Rating of B46.

Occupier	Lease Details	Current Rent	Floor Area (sq m)	Rent Analysis (sq m)	Rent Reviews
Integrated Dental Holdings (dental suite)	25 year lease from 8 April 2002, expiring 7 April 2027. Lease drawn on effectively full repairing and insuring terms.	£50,000	200.98	£248.50	Market reviews 5 yearly, next review due 8 April 2014.
Salisbury NHS Foundation Trust (X-Ray unit)	10 year lease from 4 January 2013, expiring 3 January 2023. Lease drawn on effectively full repairing and insuring terms via service charge.	£10,504	38.16	£275.00	Annually in line with Retail Price Index.
The Arch Clinic	Vacant.		174.70		
Medcentres	999 year lease	Peppercorn	402.39		No reviews.

Price

We are instructed to seek offers in the order of £1,150,000 (one million, one hundred and fifty thousand pounds) subject to contract.

Misrepresentation Act 1967: The particulars contained in this brochure are believed to be correct, but they cannot be guaranteed and they are expressly excluded from any contract.

Finance Act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchaser or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.

For further information please contact:

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