

VDBM

Chartered Surveyors

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1 LANKERS DRIVE, HARROW, HA2 7PA

D1 MEDICAL

1,853 SQ FT

REAR GARDEN 45 FOOT

10 ROOMS

£50,000 PER ANNUM

£50,000 per annum exclusive £50,000 PER ANNUM

LOCATION

A substantial semi-detached property conveniently situated for the shopping and transport facilities at Rayners Lane, North Harrow with many bus services. The premises have for 20 years been operating as a Doctors surgery.

DESCRIPTION

Former surgery and premises.
Ground floor offers entrance/reception, two surgery rooms, large office, disabled WC.
First floor offers five consulting rooms with WC and shower.
Second floor offers single consulting room and WC.
Benefits include double storey side extension, a double storey rear extension and a loft conversion providing a total of 10 rooms with toilet facilities on all 3 floors.
The premises has a front entrance from Lankers Drive together with a gated side entrance from Dukes Avenue with a disabled ramped access. Rear garden.
Parking to the front for 2 cars and further off street parking to the rear.

ACCOMMODATION

The approximate net internal floor areas are as follows:-

Ground Floor	896 sq ft
First Floor	740 sq ft
Second Floor/Loft Area	217 sq ft
Total	1,853 sq ft

TERMS

The premises are available on a new Full Repairing and Insuring lease for a term to be agreed.

RENT

£50,000 per annum exclusive

RATES

Our enquiries show that the premises are assessed for rating purposes as follows:-

Rateable value £19,250

For verification purposes, prospective occupiers are advised to make their own enquiries.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of D (87)

VIEWING

Strictly by appointment through VDBM on 01923 845222.

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of any offer or contract.