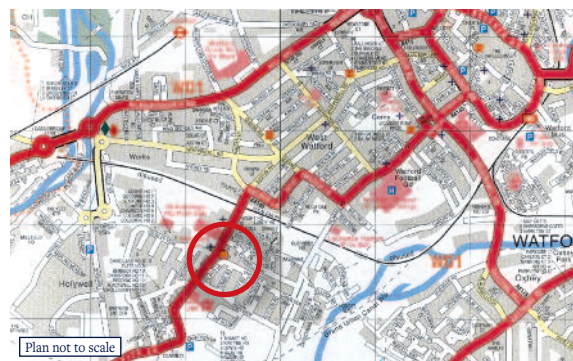


**LOT
98B**

83B Tolpits Lane Watford, Hertfordshire WD18 6NT



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This plan is based upon the Ordnance Survey Map with the sanction
of the Controller of H M Stationery Office.

Of interest to investors and developers. Located within a densely populated residential area within easy reach of Watford town centre, a doctors surgery with planning permission for a replacement doctors surgery and nine flats. Currently let to Hertfordshire Primary Care Trust until 2022.

Tenure

Freehold.

Location

- Watford, with a population of some 76,000, is located some 17 miles north-west of Central London
- Located on Tolpits Lane, on the junction with Charlock Way
- Located adjacent to a shopping parade and benefits from close proximity to Westfield Academy Secondary School and Westfield Community Sports Centre
- The property is located in a densely populated residential area, approximately 1 mile south-west of Watford town centre
- Good motor links via the M25

🚉 Watford Junction Rail

Description

- A single storey building arranged as a doctors surgery
- The property benefits from car parking on site

Accommodation

- Ground Floor – Doctors Surgery 202 sq m (2,174 sq ft)

Tenancy

Let to Hertfordshire Primary Care Trust for a term of 15 years from 1st April 2007 at a current rent of £16,375 per annum. The lease provides for rent reviews every third year of the term and contains full repairing and insuring covenants. The property has been sublet and is trading as Holywell Surgery. There is an outstanding rent review which offers the potential for a rental uplift.

Planning

Planning permission (Ref: 17/00186/FUL) was granted by Hertfordshire County Council on 30th May 2017 for the demolition of the existing doctors surgery, erection of a replacement doctors surgery, and erection of 9 residential flats (2 x one bedroom and 7 x two bedroom).

VAT

VAT is applicable to this lot.

Total Current Rent £16,375 per annum

Viewing

Please refer to our website [savills.co.uk/auctions](https://www.savills.co.uk/auctions)