



Hodgson Surgery Hodgson Avenue, Peterborough
Guide Price £225,000 Freehold

**Sharman
Quinney**

Key Features



- Medical practice situated on circa 0.3 acre plot
- Current tenants vacating in Autumn, current passing rent of £28,000 per annum
- Potential for redevelopment subject to planning permission

Description:

Hodgson surgery is currently an operating NHS surgery, however, the current tenants are due to vacate to a new location in the Autumn. The current passing rent is £28,000 per annum. The building sits on a 0.3 acre plot and has potential for redevelopment subject to obtaining the appropriate planning permission. A pre planning conversation has been had with the local planning authority and we have been told they would look favourably on assisted living accommodation. For further information please contact the local planning authority. The property would lend itself to a variety of uses from other medical practices, to offices, nursery's and other options subject to obtaining the permission for conversion.

Accommodation:



Reception
Waiting area
Office
Consulting rooms x 3
Large treatment room with store room
Small treatment room
Small consulting room
Kitchenette
WC - 2 (one has disabled access)
Cleaners cupboard

All measurements are listed on the floor plan.

Car Park with spaces for 7 cars

Total Floor area approx 1.600 sq feet

EPC:
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Tenure:
Freehold.

Location:
Located within Werrington and within close proximity to pub, shops and residential areas, easy access via bus or car to Peterborough City Centre.

Viewings:
By arrangement with our Joint Auctioneers
Sharman Quinney, Werrington. Tel: 01733
575757





Total floor area 146.1 m² (1,573 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Important Notice:

For each Lot, a contract documentation fee of £1,800 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

To view this property call Sharman Quinney on: **01733 575757**

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 575757

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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: WER205879 - 0003

