# FOR SALE – MEDICAL INVESTMENT

## Cranford Medical Centre, 24 High Street, Cranford, Hounslow TW5 9RG




### Investment Summary

- Freehold medical investment
- Detached 1996 purpose built medical centre
- Let to Cranford Medical Practice
- Passing rent of £86,800 per annum
- 10 year FRI lease from February 2025
- EPC Rating C (65)
- Offers in excess of £1.25 million

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## Description

The subject property comprises a two-storey detached medical centre with on-site car parking, purpose built in 1996.The ground floor provides all clinical accommodation, including six consulting / treatment rooms together with the main waiting area, reception, entrance lobby and patient WC facilities.

The first floor is accessed via stairs only and accommodates administrative offices, a staff room, storage areas, a kitchen and staff WC facilities. Externally, the property benefits from a good-sized car park with capacity for approximately 16 vehicles.

## Accommodation

| Floor | Sq M | Sq Ft |
|---|---|---|
| Ground Floor | 211.56 | 2,277 |
| First Floor | 133.23 | 1,434 |
| **Total** | **344.79** | **3,711** |

# Location

Strategically located within the affluent and densely populated West London suburb of Cranford, the Medical Centre enjoys excellent connectivity via the A4 Bath Road and M4 motorway, with Heathrow Airport and Central London readily accessible.

The property serves a well-established residential catchment and benefits from strong transport links, good visibility and convenient parking, underpinning its long-term appeal as a healthcare investment.

# Occupier

The property is occupied by Cranford Medical Practice, which operates solely from this location.

The practice serves a patient population of approximately 7,000 and has an established presence within the local community. Cranford Medical Centre is the only medical centre serving Cranford, providing an important primary healthcare facility for the village and surrounding area.

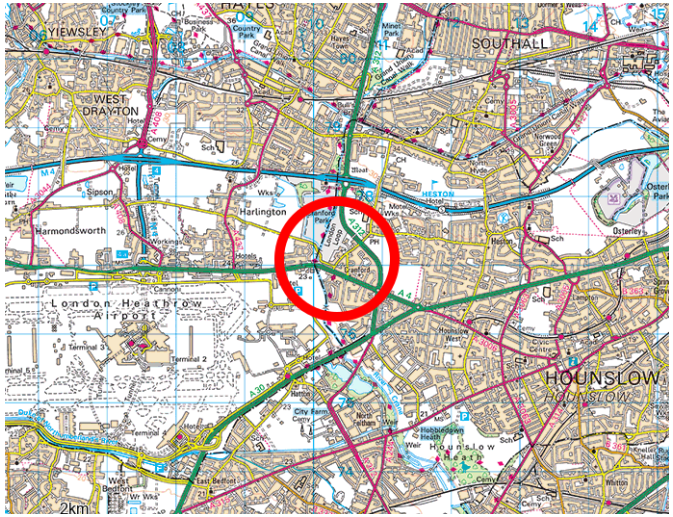
# Care Quality Commission

Rated 'Good' by the CQC
(Published 8 November 2024).











## Lease Terms

- Term: 10 years from February 2025 to February 2035
- Repairing Liability: Full Repairing & Insuring (FRI)
- Passing Rent: £86,800 per annum
- Rent Reviews: April 2027 and every three years thereafter to Market Rent
- Tenant Break: Rolling break exercisable on 12 months' notice

# Additional Information:

## Energy Performance Certificate

Band C (65) valid until 30 April 2036

## Business Rates

Rateable Value: £22,000 (2026 Rating List)

## Permitted Use

The property falls within Class E of the Town and Country Planning (Use Classes) Order.

## VAT

The property is not elected for VAT.

## Price

Offers sought in excess of £1.25 million

## Tenure

Freehold, offered for sale subject to the existing occupational lease.

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# To arrange a viewing please contact:



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