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FOR SALE

MEDICAL INVESTMENT OPPORTUNITY

Offers Invited in Excess of £1,400,000

FITZNELLS MANOR, 2 CHESSINGTON ROAD, EWELL KT17 1TF

OPPORTUNITY SUMMARY

- Located in Ewell, an affluent suburban village located 12 miles south of Central London in the borough of Epsom and Ewell.
- The property comprises two detached buildings, an Elizabethan-period building and a separate two-storey Annexe structure.
- The property is used as a Doctors Surgery.
- Entire property let at **£92,000** Per Annum on a Full Repairing and Insuring lease.
- Offers are invited in excess of **£1,400,000**.

LOCATION

The property is situated on the north side of Chessington Road.

Ewell Village is an affluent area which is typified by a range of independent retailers, cafes, restaurants and pubs.

Ewell West Railway Station is located 0.2 miles from the property, providing services to Dorking, Guildford, Wimbledon, Clapham Junction and London Waterloo; while nearby Ewell East provides services to London Victoria and London Bridge. Bus routes also operate in the area.

The property is in close proximity to the A24, and Junction 9 of the M25 is 6 miles southwest of the property.

DESCRIPTION

The property comprises two detached buildings. Firstly, an Elizabethan-period, part-single, part-two storey building with a later two-storey extension. Secondly, a separate two-storey Annexe structure providing first-floor office accommodation with undercroft parking beneath. The property is Grade II Listed.

There is a car park to the front of the property and a large garden to the rear.

The entire property is let under one lease, and operates as a Doctors Surgery.

TENURE

The interest in the property is freehold, held under Title Number, SY147223.

EPC

The property has a DEC Rating B.

ACCOMMODATION

	SQ M	SQ FT
Surgery	450.76	4,852
Annexe	110.40	1,188
TOTAL	561.16	4,852

Approximate Gross Internal Areas

LETTING

The entire property is let to four individuals on trust as joint tenants at £92,000 Per Annum from 29/08/2014 to 28/09/2029. The lease is contracted outside of the Landlord and Tenant Act 1954, on FRI terms.

Integrated Care Partnership is a GP Practice that comprises a patient list size of 32,000 who provide healthcare services from four sites, as an independent contractor providing NHS services. They operate under a Partnership model comprising 11 GP Partners, whilst the four individuals are names on the lease, all of the Partners have responsibility of the lease under the Partnership.

DATA ROOM

Further information including title documents and lease can be found – [Click Here](#)

ANTI-MONEY LAUNDERING

Upon agreement of Heads of Terms, the buyer will be required to follow our Anti-Money Laundering process.

VAT

The property is not elected for VAT, and VAT will not be chargeable on the sale.

PROPOSAL

Offers are invited in excess of £1,400,000, subject to the existing lease.

OPPORTUNITY

In 2029, there is the opportunity to renew the lease to the Doctors Surgery relet the property in the open market or convert the property to alternative uses, including residential, subject to national consents.

VIEWINGS – 020 8662 2700

Matt Morris t: 07894 692426

Richard Plant t: 07850 584240

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