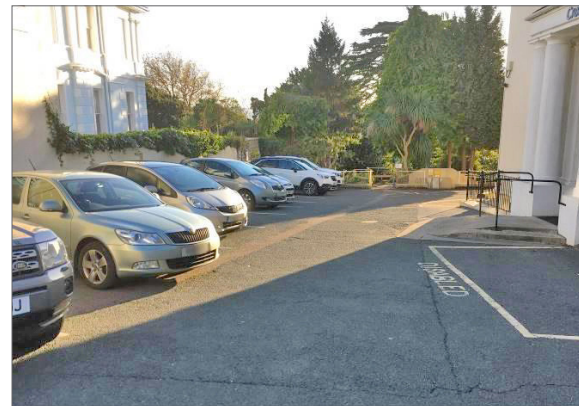




Croft Hall Medical Centre

Torquay | Devon

Offers over: £2.2 million
Bids close: December 17th
12 noon



Investment summary



Surgery

- Sale and Transfer - GMS NHSE contract to be taken over with the purchase of the building
- Notional Rent: £109,000 per annum - Abated to: £90,634 per annum until 31st December 2026
- Patient list size: 8,200
- FTE doctors: 7
(2 GP Partners - 3 Salaried GPs - 2 GP Retainers)
- Number of staff: 30

Pharmacy

- Rent: £25,000 per annum
- 15 year commercial lease in place until 2027
- Let to Well Pharmacy (formerly Care 4 U Pharmacy Ltd)

Accounts will be made available to potential investors.

Key property features

- Freehold
- Victorian building dated circa 1850
- Total net internal area: 907.15 sq. m
Total net internal area of Pharmacy: 69.70 sq. m
- Car parking spaces: 27



Property description

The property is a large detached Victorian building dated from around 1850. The property was converted to a doctor's surgery in 1994/5 and has been subject to various extensions and refurbishment since. The former physiotherapy area was converted to a pharmacy in 2011/12. All rooms have recently been upgraded to clinical safety flooring allowing multi-functional use throughout.

The ground floor is comprised of an entrance hall and reception area, 11 multi-use clinical rooms currently being used by clinicians, midwives, nursing team, nurse practitioner, lower limb therapy service and pharmacist. Other rooms include kitchens, WCs, baby changing area, sluice room and store areas. Potential development options to increase by 2 more clinical rooms.

The lower ground floor includes a waiting room, 3 large multi-functional clinical rooms currently occupied by nursing team. Other rooms are a kitchen, disabled access WC and shower and store area.

The first floor is made up of waiting rooms, 9 multi-functional clinical rooms currently being used by clinicians, registrars, medical students, foundation doctors, wellbeing team with the potential development options to increase clinical space. Other rooms include staff room, boardroom, WCs, server room and store areas.

Finally the second floor is comprised of 4 multi-functional clinical rooms hosting talkworks, currently under lease by Devon Partnership Trust, plus a kitchen and WC.

Croft Hall is a long term training practice:

Croft Hall is an established training practice with strong relationships with HEE. The practice has 2 GP Retainer posts, 3 GP Registrar training posts (every 6-12 months) as 3 doctors are GP trainers including extra grants for trainees in difficulties. They are regularly allocated GP registrars, foundation doctors, and medical students. Currently 2 GPs are on the retainership programme and 2 allocated Foundation doctor training placements (every 4 months) - total of 6 /year.





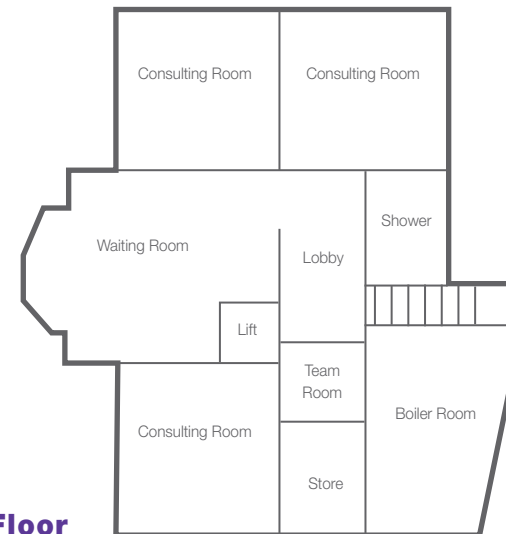


Floor Plans

Ground Floor



Lower Ground Floor

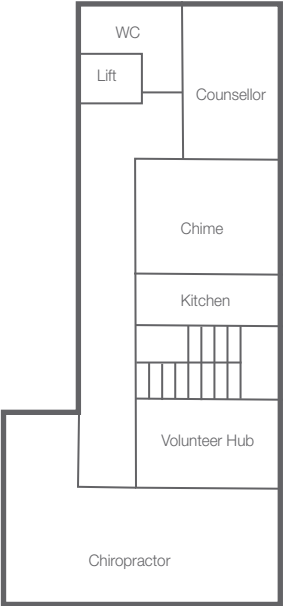


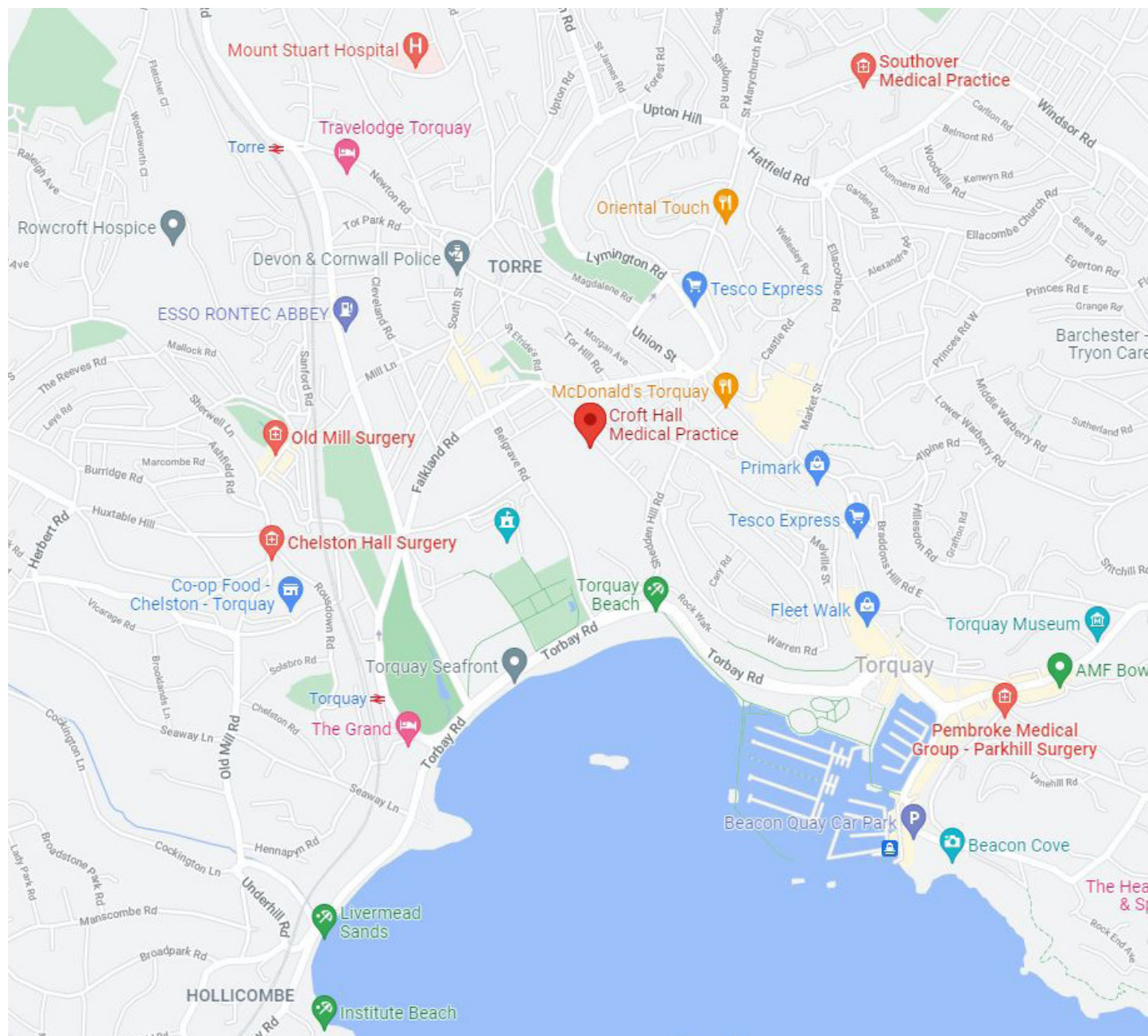
Floor Plans

First floor



Second floor





Location

The property is situated centrally in Torquay and fronts onto the southwest side of Croft Road. Croft Road is a mainly residential / holiday area which comprises detached and semi-detached Victorian houses (many now converted to flats and guest houses / hotels). Church Road links with Torbay Road (the A379) which provides one of the main routes into Torquay. The main town centre and sea front lie circa half a mile to the south.

Display energy certificate (DEC)



Croft Hall Medical Practice
Croft Hall Medical Practice
19 Croft Road
TORQUAY
TQ2 5UA

Operational rating
B

Certificate number: 2878-1840-9893-7692-9421

Valid until: 29 June 2022

Total useful floor area: 1152 square metres

Energy performance operational rating

The building's energy performance operational rating is based on its carbon dioxide (CO₂) emissions for the last year.

It is given a score and an operational rating on a scale from A (lowest emissions) to G (highest emissions).

The typical score for a public building is 100. This typical score gives an operational rating of D.

Score	Operational rating	This building	Typical
0-25	A		
26-50	B		
51-75	C		
76-100	D		
101-125	E		100
126-150	F		
150+	G		

This building's energy use

Energy use	Electricity	Other fuels
Annual energy use (kWh/m ² /year)	38.78	93.48
Typical energy use (kWh/m ² /year)	76.04	187.37
Energy from renewables	0%	0%

Previous operational ratings

Date	Operational rating
June 2021	50 B
June 2020	57 C
June 2019	59 C

Total carbon dioxide (CO₂) emissions

This tells you how much carbon dioxide the building emits. It shows tonnes per year of CO₂.

Date	Electricity	Heating	Renewables
June 2021	25	21	0
June 2020	24	27	0
June 2019	24	27	0

Assessment details

Assessor's name	Ian Sturt
Employer/Trading name	HI Devon
Employer/Trading address	20 St Columba Close, Kingsteignton, Newton Abbot, TQ12 3RL
Assessor's declaration	Contractor to the occupier for EPBD services only.
Accreditation scheme	Elmhurst Energy Systems Ltd
Issue date	21 October 2021
Nominated date	30 June 2021



Contact

Rebecca Adams
GP Surveyors
Business Development Manager
0114 281 5850
ra@gpsurveyors.co.uk

Offers invited

Offers over £2.2 million
Bids to be submitted by 12 noon on
December 17th





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IMPORTANT NOTICE:

GP Surveyors gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in text or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference in these particulars to the fact that the alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an option and not by way of statement or fact. 8. All areas quoted are expressed as Net Internal Area (NIA) in accordance with the RICS Code of Measuring Practice 6th Edition and Guidance Note 60. 9. All prices and rents are exclusive of VAT but may be liable at the prevailing rate.