

FOR SALE

**VETERINARY CLINIC
INVESTMENT OPPORTUNITY
LET TO INDEPENDENT VET
CARE LTD UNTIL 10TH
DECEMBER 2032.**

**ANNUAL RENT - £12,600 PER
ANNUM**

OFFERS OVER £160,000

NET INITIAL YIELD - 7.73%

**VAT FREE INVESTMENT
GIA - 148.85 SQ.M. (1,602
SQ.FT.)**



VIDEO TOUR



WHAT 3 WORDS

THE VET CENTRE, UNION TERRACE, CRIEFF, PH7 4DE

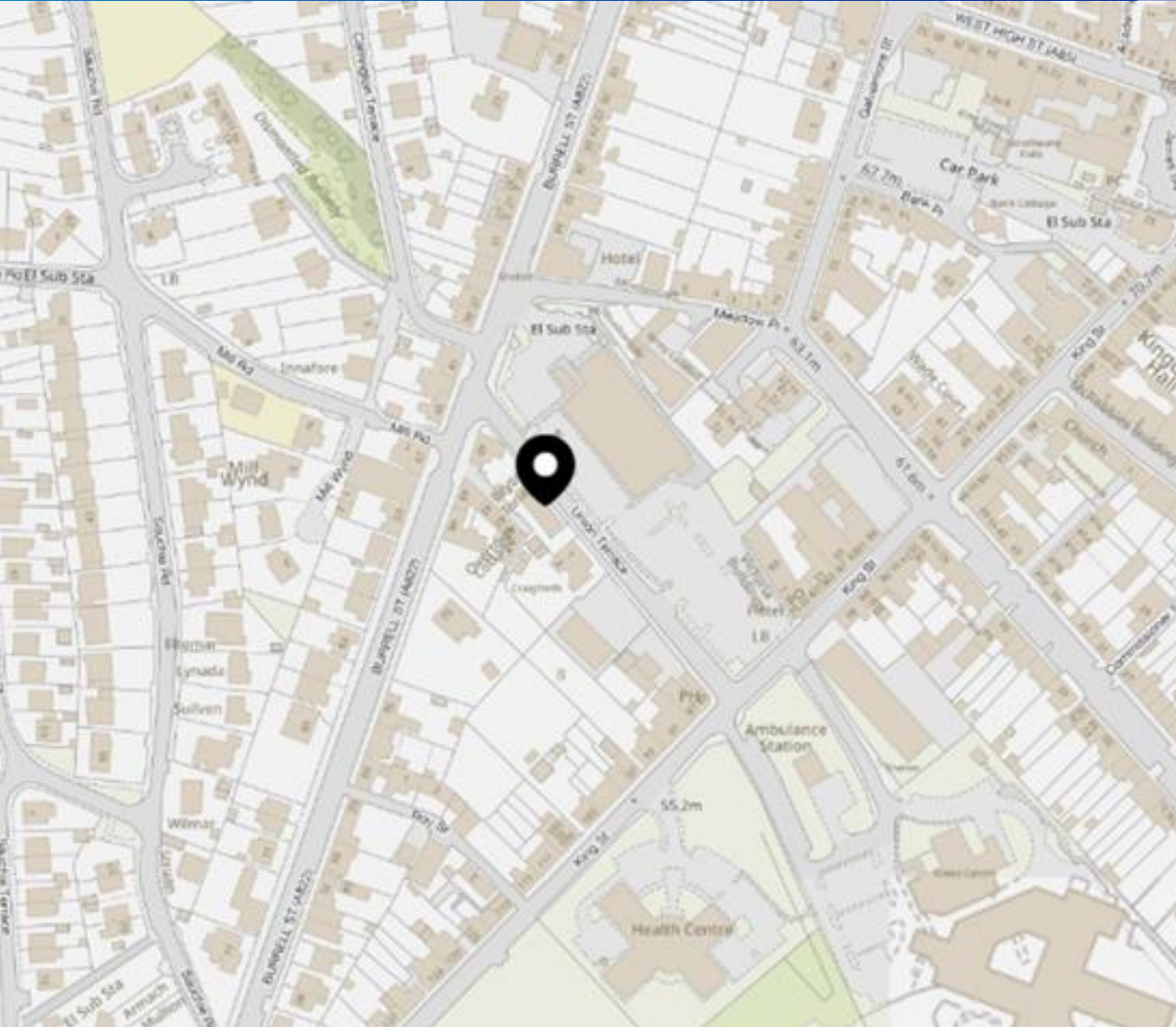
CONTACT: Jonathan Reid – j.reid@shepherd.co.uk | 01738 638188 shepherd.co.uk





Location

THE VET CENTRE, UNION TERRACE, CRIEFF, PH7 4DE



LOCATION

Crieff is located on the A85 the principal route to the west from Perth. The towns of Perth and Stirling are 17 and 23 miles respectively.

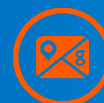
Crieff provides a range of local services including medical, banking and shopping facilities together with both primary and secondary schools.

In addition to serving its residents in the adjoining catchment, Crieff is a popular destination with tourist and visitor traffic.

The subjects are in a mixed residential/commercial location on the fringe of Crieff town centre directly opposite Co-op Supermarket.

The subjects are located on Union Terrace between its junction with Burrell Street and King Street a short distance from Crieff Town Centre.

On street car parking is available upon Union Terrace.

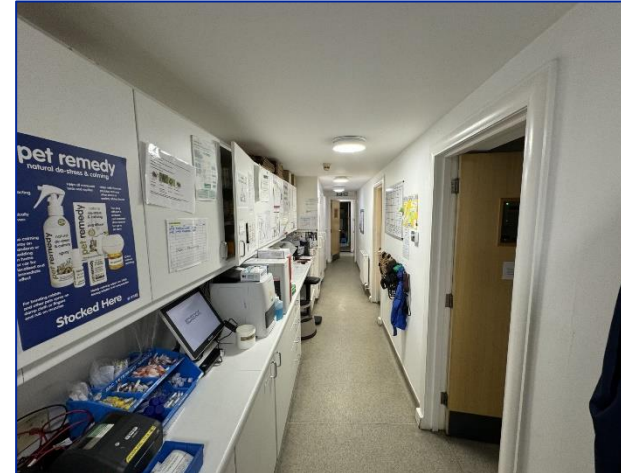
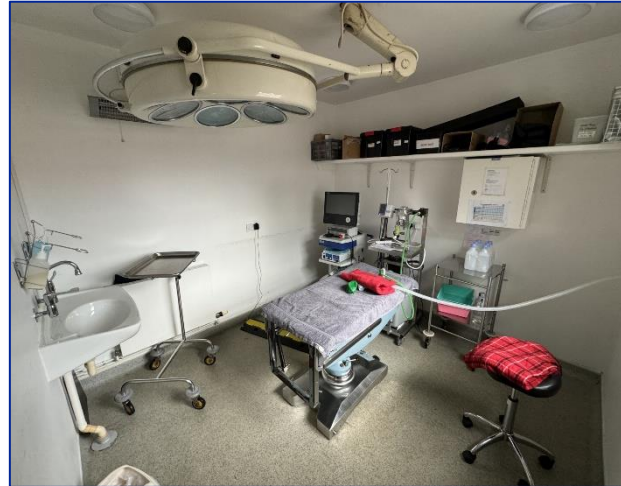


FIND ON GOOGLE MAPS



Description

THE VET CENTRE, UNION TERRACE, CRIEFF, PH7 4DE



DESCRIPTION

The subjects comprise a purpose-built Veterinary Surgery which was original constructed in 1979 and subsequently extended in 1997.

The main walls are of brick and concrete block construction part harled externally whilst the roof over is flat and clad in a sarnafil type covering.

The property is accessed via an entrance vestibule to the front elevation and internally is sub divided to provide surgery and consultation rooms with ancillary accommodation including kennels.

There is an additional entrance to the front elevation used by staff and a rear fire exit door.

To the rear of the subjects there are two adjoining brick stores and to the front there is off street car parking for approximately three vehicles.

ACCOMMODATION

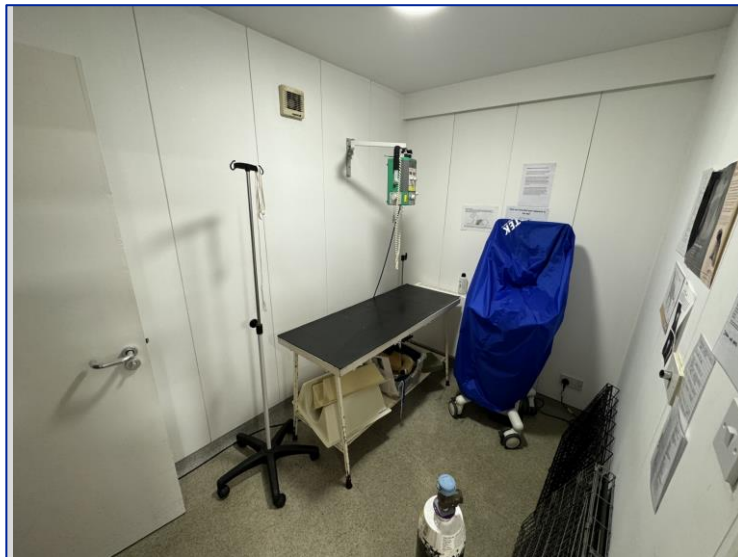
	m ²	ft ²
Ground Floor		
Entrance Vestibule, Waiting/Reception Area, 2 Consultation Rooms, Operation Theatre, Admin Areas, Kennel, Laundry Room and Toilet Facilities	148.85	1,602
TOTAL	148.85	1,602

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Description

THE VET CENTRE, UNION TERRACE, CRIEFF, PH7 4DE





Lease Terms

The property is let to Independent Vet Care Ltd on a full FRI lease until 10th December 2032 at an annual rent of £12,600.

The Occupier

IVC are one of the largest veterinary providers in Europe. The Vet Centre is also the only veterinary surgery within Crieff.

Price

Our client is inviting offers in excess of £160,000 subject to the existing lease agreement. A purchase at this price reflects a Net Initial Yield of 7.73%.

Rateable Value

£12,400

Energy Performance Certificate

Awaiting further details.

VAT

Prices are quoted exclusive of VAT.

Legal Costs

Each party to bear their own legal costs in connection with this transaction with the purchaser being responsible for any registration dues and VAT thereon.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



Jonathan Reid

j.reid@shepherd.co.uk

Shepherd Chartered Surveyors

2 Whitefriars Crescent, Perth, PH2 0PA

t: 01738 638188



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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