

Flitwick - 47 The Ridgeway, Bedfordshire MK45 1DJ
Freehold Veterinary Practice Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £410,000
- Gross Initial Yield: 6.95%
- Rental Income: £28,500 p.a.
- VAT is NOT applicable to this property
- Tenant in occupation since 2010. Property has been newly refurbished to a high standard
- Comprises single storey building operating as a veterinary practice on a plot of 0.10 acres
- Future residential development potential, subject to obtaining the necessary consents
- Property benefits from 2 car parking spaces at front
- Situated in a predominantly residential area within 0.7 miles from Flitwick Station.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 47 The Ridgeway	Ground Floor: 216.70 sq m (2,333 sq ft) Reception, Treatment Rooms, Staff Rooms, Kitchenette, Shower, WCs	Medivet Group Ltd *	10 Years from 11 May 2025	£28,500	Note 1: FRI Note 2: Rent review in May 2030 open market upward only Note 3: Tenant option to determine in May 2030 with min 6 months notice Note 4: Lease renewal. Tenant in occupation since 2010

* Medivet was founded in 1987 and now operates over 350 branches across the UK
In 2021 CVC Capital Partners acquired Medivet for in excess of £1bn. (www.medivet.co.uk)

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Property Description:

Comprises single storey detached building operating as a veterinary practice. The property benefits from 2 parking spaces at front and provides the following accommodation and dimensions:

Ground Floor: 216.70 sq m (2,333 sq ft)

Reception, Treatment Rooms, Staff Rooms, Kitchenette, Shower, WCs

Tenancy:

The property is at present let to Medivet Group Ltd* for a term of 10 years from 11th May 2025 at a current rent of £28,500 per annum and the lease contains full repairing and insuring covenants. Rent review in May 2030 open market upward only. Tenant option to determine in May 2030 with min 6 months notice. Lease renewal. Tenant in occupation since 2010.

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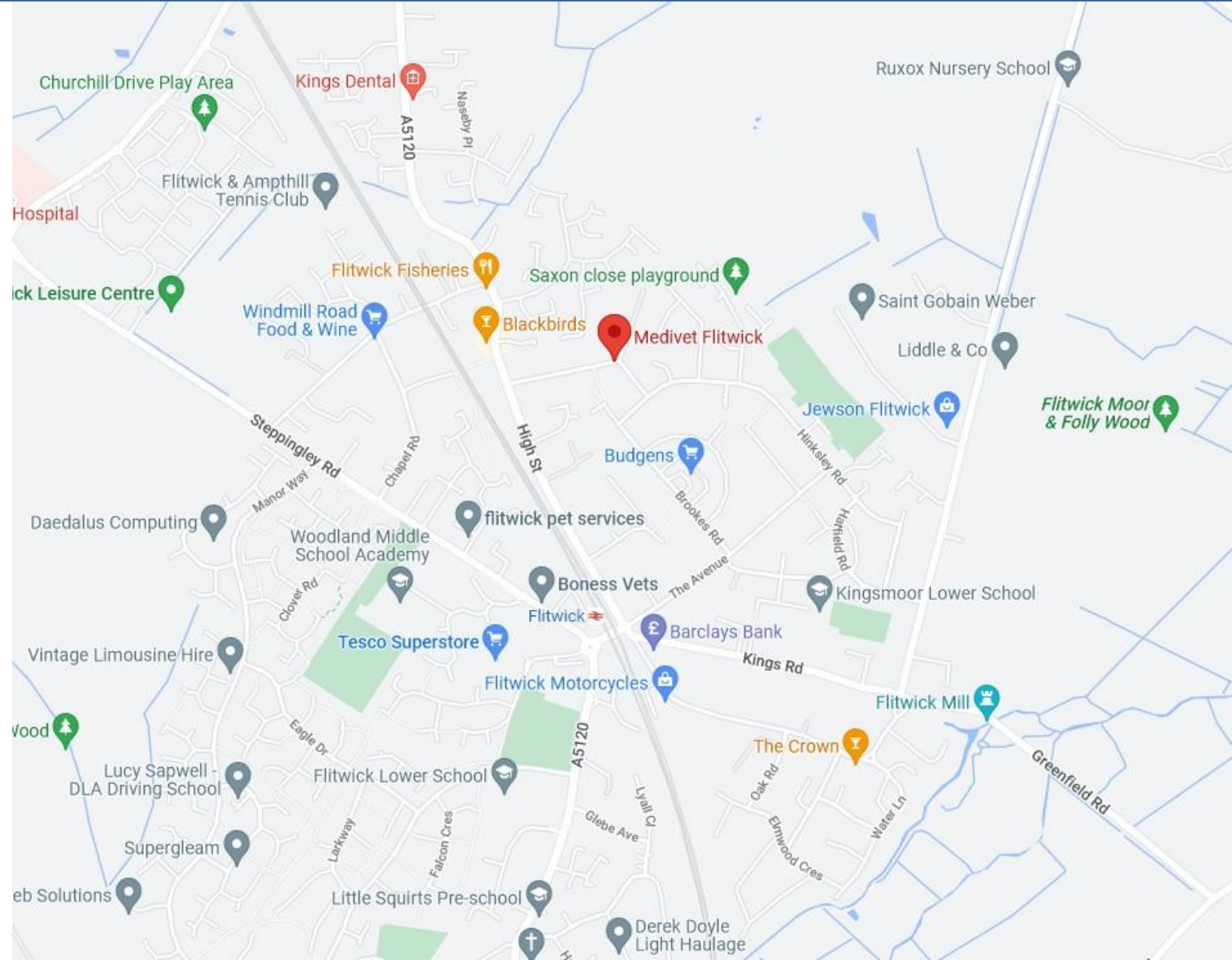
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Location:

Flitwick is a town and civil parish in Bedfordshire, situated in close proximity to the M1, providing easy access to London and to the north. The property is situated on the north side of The Ridgeway at its junction with Catherine Road, within 0.7 miles from Flitwick Station. Occupiers close by include a wide range of local business in a predominantly residential area.



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Contacts:

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