

## Stradbroke Medical Centre - Rent Review

OJ

Oliver Johnson  
Fri 14/09/2018, 15:21  
Stradbroke Parish Council

Dear Odile,

I email further to our telephone conversation on Wednesday. I also apologise for being so elusive this last 10 days since I have returned from holiday.

As I explained to you on the telephone, I have not inspected the property in question. However, I am finding that the current rateable values for commercial properties provide a fair assessment of what the rental value should be. According to the VOA website, the rateable value for the surgery is £12,500 per annum.

This figure may be less than what the doctors are receiving from the NHS in terms of rent, but as I understand it the NHS rental payment is not based on just what the building might achieve in the open market, but also what service the doctors are providing, eg pharmacies and facilities/accommodation for district nurses.

All in all, and on a desk top basis, I would suggest that a rent for this premises of £12,500 per annum would be fair and reasonable.

I trust that this is sufficient for your purposes, but should you have any additional queries, please do not hesitate to contact me. As I mentioned to you, given the time it has taken for me to revert to you, I will waive any fee associated with reporting to you on this basis.

With best wishes,

Oliver

**Oliver Johnson MRICS MNAEA**

Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk  
IP13 9DU

Telephone: 01728 724200  
Fax: 01728 724667