## Freehold / Leasehold Structure Wivenhoe Medical Centre, Phillip Road, Wivenhoe, Essex, CO7 9BA

Freehold

• Essex Country Council

Superior Long Leasehold • 125 years from 17 August 2016 held by Assura HC Limited at a passing rent of £15,000 per annum and subject to three yearly rent reviews to 13% of the rent receivable under the occupational underlease or £15,000 (whichever is the greater)

Occupational Underleases  20 years from 20 October 2017 held by The Wivenhoe Surgery Partnership at a passing rent of £110,000 per annum and subject to three yearly upward only open market rent reviews

• 20 years from 20 October 2017 held by Ashley House (Capital Projects) Limited at a peppercorn rent