

An aerial photograph of a property complex in Aylesbury, UK. The property is outlined in red and includes several buildings, a parking lot with several cars, and surrounding greenery. The text is overlaid on the top and bottom of the image.

WHITEHILL SURGERY
WHITEHILL LANE | AYLESBURY | HP19 8EN

**PRIME INVESTMENT / DEVELOPMENT OR
OCCUPATIONAL OPPORTUNITY WITH
FLEXIBLE NHS BACKED LEASEBACK**

FIELDS
COMMERCIAL

chartered surveyors

WHITEHILL SURGERY WHITEHILL LANE | AYLESBURY

Buckinghamshire | HP19 8EN

An Excellent Opportunity to Acquire a Surgery & Pharmacy, with a Flexible Leaseback & Scope for Development, Subject to Planning and Vacant Possession.

Freehold Site containing Fully Let Surgery, Pharmacy and Club House buildings, totalling approximately 7,992 Sq. ft (742.46 Sq. m).

Flexible NHS backed Leaseback

Prime Town Centre Location adjoining Whitehill Park

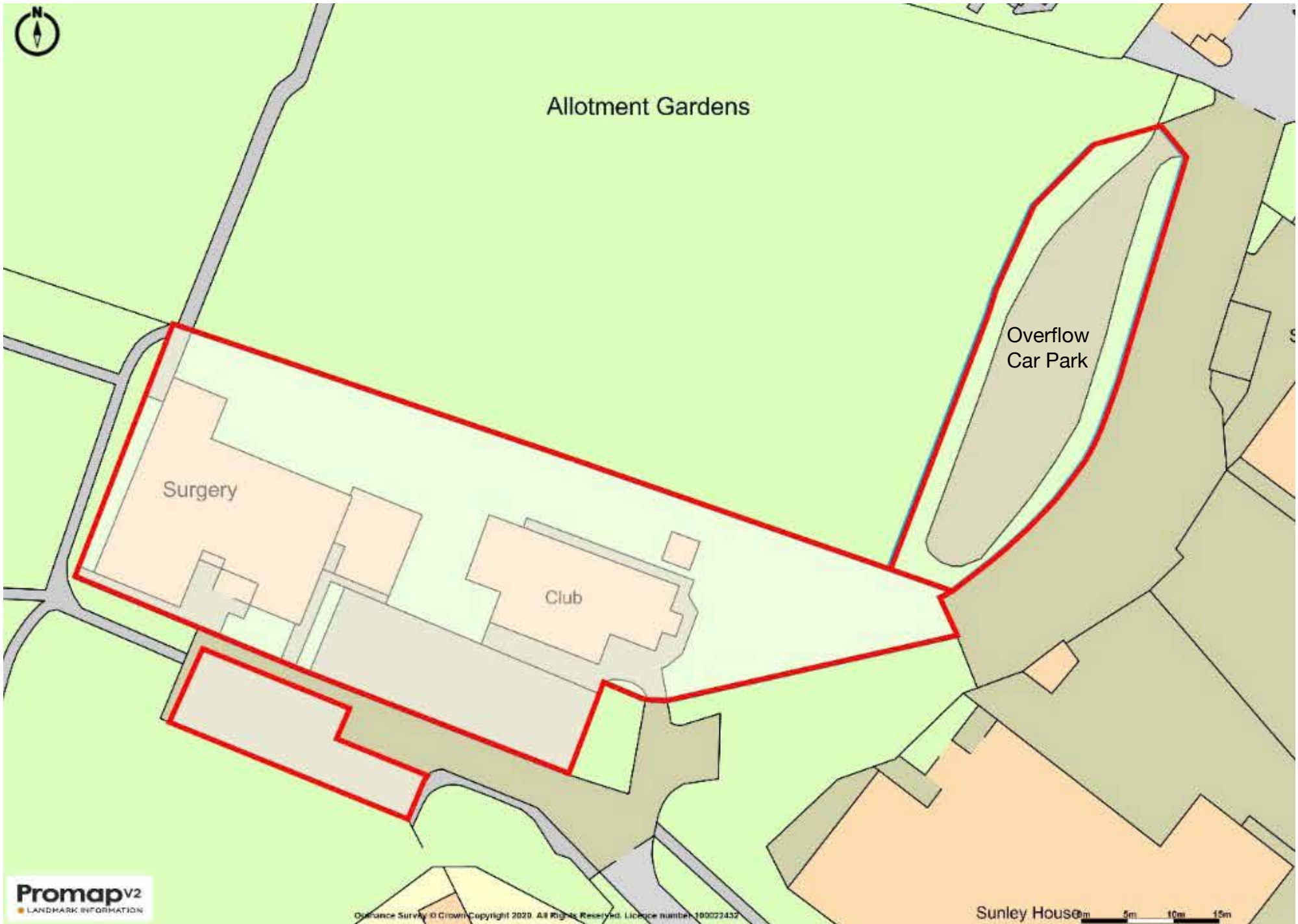
Investment / Occupational / Development Opportunity subject to planning and vacant possession

Site Area Approximately 0.8 acres (0.32 Ha)

Proposal

Offers are invited in excess of £1,350,000 for the Freehold interest, exclusive of VAT. A purchase at this level equates to a Net Initial Yield of 6% allowing for purchaser's costs at 6%.





Promap v2
LANDMARK INFORMATION

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Sunley House 0m 5m 10m 15m



Location

Aylesbury is the County town of Buckinghamshire in the south-east of England, circa 50 miles north-west of London, 38 miles south of Northampton, and circa 22 miles north east of Oxford.

The property is located off the main A418 accessed via Whitehill Drive which forms a cul-de-sac. The A418 provides access around Aylesbury town centre and links with the main ring road system providing directed links across the area.

The additional car park included and shown outlined red on the plan, to the north of the site, is accessed from Ardenham Lane, which is accessible from the Bicester Road.



Overflow Car Park



Description

The Property occupies a broadly level site, rising to the east where the club building stands, and further to the secondary car park. The total site extends to approximately 0.8 acres (0.32 Ha) comprising a purpose built, part single, part two storey GP Surgery building constructed during the 1980s, including a pharmacy, and then separate detached club building let separately.

Patient areas of the surgery are located on the ground floor and the first floor comprises administration and staff areas.

The single storey club house building is of dated construction and let to a charity until 2033 at a peppercorn rent.

Externally, there is a tarmacadam car park with approximately 25 spaces, plus a further 21 spaces on land accessed from Ardenham Lane.



Accommodation

Ground Floor:

- Entrance lobby
- Reception, waiting area and patient WC's
- 11 treatment rooms including consulting rooms and Nurse Practitioner
- Reception office and administration
- Pharmacy

First Floor:

- Staff room and kitchen
- Offices
- Meeting/training room
- Staff WC

The property has the following approximate Gross Internal Areas (GIA):

Unit	Floor Area Sq Ft	Floor Area Sq M
Surgery & pharmacy	5,692	528.78
Club building	2,300*	213
Total	7,992	742.46

* Estimated (not measured internally)

Leases

Surgery

The owning GP's have indicated that they would be willing to agree to a lease back on the Surgery for a period of time, 1-5 years, on terms to be agreed. The rental income, as agreed with the NHS is £70,300 per annum (£85,300 including the Pharmacy rent).

Charity Lease

The club house is let to a charity on a lease expiring in 2033 at a peppercorn rent. Please refer to Fields for further details.

Pharmacy Lease

The pharmacy is let on a lease expiring 2034 at £15,000 per annum, with rent reviews on every third anniversary of the start date. The rent reviews have not yet been implemented.

Terms

Offers are invited in excess of £1,350,000 for the Freehold interest, exclusive of VAT.

A purchase at this level equates to a Net Initial Yield of 6% allowing for purchaser's costs at 6%.



Approximate total area⁽¹⁾
4165.06 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Ground Floor



Approximate total area⁽¹⁾
1527.42 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

First Floor

Planning

The existing surgery falls within Class E, which also includes office, retail, cafe, restaurant, and children's nursery uses. Changes between such uses are permitted under permitted development.

The following link provides further details:

[Planning Portal Use Class Link](#)

Permitted development rights allow change of use from Class E to C3 residential use up to 1,500 Sq m (16,146 Sq ft), see the following link for further details:

[Planning Portal Planning Permission Link](#)

Interested parties are advised to take independent planning advice.

Planning Designation

The site is not located within the Green belt, AONB or Conservation Area. None of the buildings are listed.

Highways Works & Utilities

Highways

The property does not adjoin the public highway, however rights of way exist, please contact Fields for further details.

Drainage and Utilities

Foul Drainage

The property has mains drainage and water.

Electricity, Gas and Broadband

The property has mains electricity, gas and broadband.

Wayleaves, Easements, and Rights of Way

There are rights relating to a gas main on the perimeter of the property, and certain restrictions, please contact Fields for further details.

Boundaries

The proposed boundaries are shown on the attached plan.

Flooding

The land is within Flood Zone 1 with a low probability of flooding.

Ground Investigation / Contaminated Land Assessment

A ground investigation has not been undertaken. Should the buyer require a ground investigation this will be their responsibility.

Tenure

Freehold

EPC

Main Building: Band C with Rating 72

Clubhouse: Band C with Rating 73

VAT

The position on VAT election is to be confirmed.

Proposal

Offers are invited for the Freehold interest, subject to contract.

The seller is not obliged to accept the highest or any offer.

Viewing

Strictly via Fields Commercial.

Contacts

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