



The Wyke (closed former care home)

Ref: 2470415

16 Marsham Way, Gerrards Cross, Buckinghamshire,
SL9 8AD

Freehold: £2,250,000 (£275 per sq ft)

Leasehold: Offers Invited, Annual Rent: Offers Invited

Offers STP will be considered

12 en suite bedrooms and 2 flats on 2nd floor

Building GIA circa 8,154 sqft

C2 use - specialist care / supported living

Residential or children's nursery STPP

EPC Rating D



Description

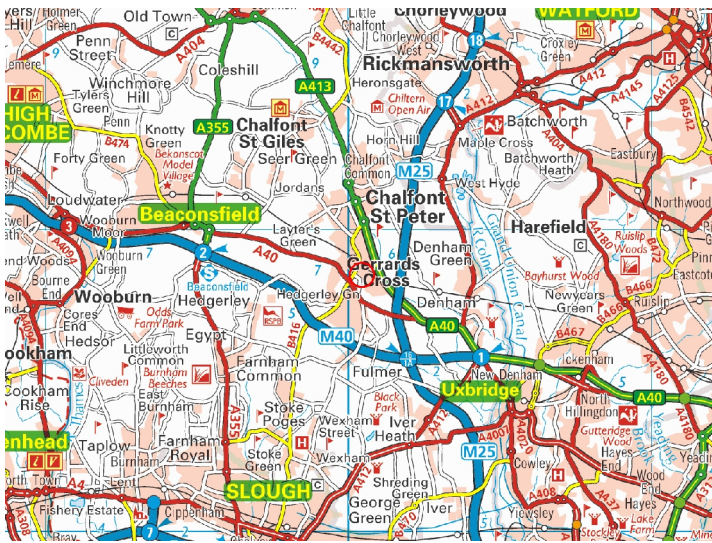
A detached three storey Edwardian building of traditional construction under a pitched tiled roof. To the rear of the building is a good sized rear garden, mostly laid to lawn with some paved areas. To the front of the building is off street parking for around 5 or 6 vehicles.

The Opportunity

The Wyke is offered for sale as a closed care home (C2 use). The property previously traded as a residential care home, offering care to the elderly within its 12 en suite bedrooms and a further 2 flats on the top floor.

The property may suit specialty care home operators providing mental health, addiction rehabilitation, and supported living.

Alternatively, the property may be suitable for residential development or a children's day nursery STP.



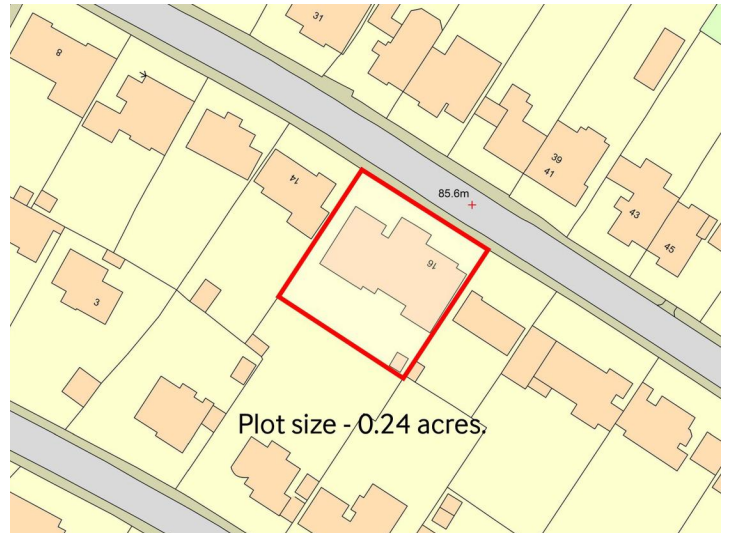
Internal Details

The property totals approximately 8,154 sq ft GIA (757.5 sq m) over three floors.

Ground Floor; 4 en suite bedrooms, lounge, dining room, orangery, kitchen, kitchen prep room, utility room, office, laundry, bathroom, 2 x WC.

First Floor; 8 en suite bedrooms, boiler room lift, WC.

Second Floor; Flat B - room with en suite bathroom, bedroom en suite shower room, kitchen, reception room. Flat A - reception room, Kitchen, bedroom, store, bathroom.



Location

The Wyke is located in Gerrards Cross, south Buckinghamshire, approximately 22 miles west of central London. The Property is situated on a residential street, 3 minutes walk from the high street. Wexham Park Hospital lies circa 4.3 miles to the south and Hillingdon Hospital lies circa 6.2 miles to the south east.

Gerrards Cross Railway Station provides regular 20 minute direct trains to London Marylebone and several bus routes serve the town.



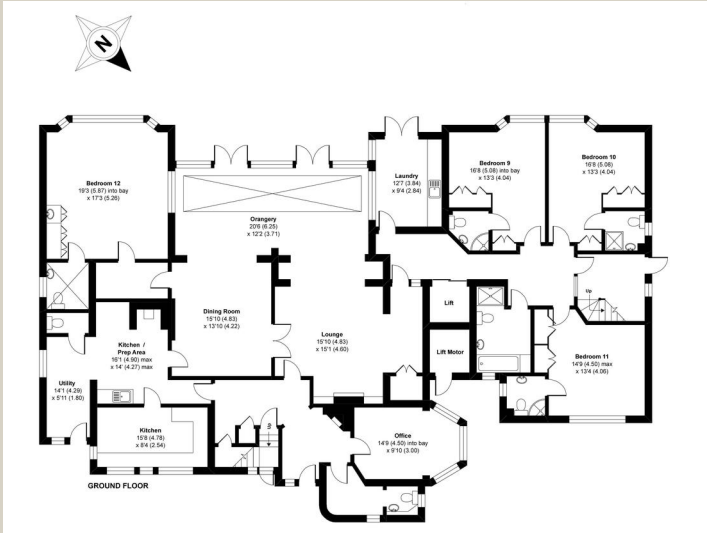
Tenure

Freehold.

Proposal

£2,250,000 (£275 per sq ft)

The Property is not elected for VAT.



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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