

STANMORE PARK MEDICAL CENTRE

WILLIAM DRIVE, STANMORE, MIDDLESEX, HA7 4FZ

Offers in excess of: £1,200,000



Barney House
Unit 16 Baltimore House, Juniper Drive
London, SW18 1TS

BARNEY ESTATES

AUCTION HOUSE

Medical Centre Investment opportunity - Stanmore

Property Description

A well-established, fully occupied NHS medical centre in Stanmore, available as a long-term investment. This detached, three-storey building was purpose-built circa 2000 for healthcare use and remains in active use by a busy GP practice serving approximately 13,300 patients.

Constructed with cavity brick walls under a pitched concrete tile roof, the building includes double-glazed UPVC windows and benefits from mains-connected utilities.

The site offers front and rear gardens and two on-site staff parking spaces.

The practice has a Care Quality Commission rating of 'Good' and is part of the Harrow Integrated Care System.

This is a solid, low-maintenance investment opportunity backed by a strong public-sector covenant.

Rents & Lease Terms (Subject to NHS approval)

- Tenant Two NHS GP Doctors
- Term 10 – 15 years from completion
- Rent £68,200 per annum. Overdue rent review from 1st September 2023. Expectation of rent to have increased to c.£81,000 p.a.
- Review Upward only every 3 years.
- Repairs Full repairing and insuring (FRI).
- Other Schedule of Condition to be annexed to the New Lease.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.



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Accommodation

- Main Ground Floor Reception Room
- Waiting and Play Area
- 9 Consulting/Office/Private Rooms
- Administration Areas and Office
- Lift to the first floor
- Patient WC & Staff WC
- Stores

Floor Areas

<u>Element</u>	<u>Area (M2)</u>	<u>Area (Sq Ft)</u>
Ground Floor	129.3	1392
First Floor	120.3	1295
Second Floor	31.7	341
External Store	8.7	94
Total	290	3122
Parking	2 spaces	

Terms

Seeking offers in excess of £1,200,000.

CONTACT US NOW

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