

## Stanmore Park Medical Centre William Drive, Stanmore HA7 4FZ



Freehold Investment Opportunity  
Inviting Offers in Excess of £1,200,000

[www.ashtonfox.co.uk](http://www.ashtonfox.co.uk)

### COMMERCIAL PROPERTY CONSULTANTS

A F LONDON LTD T/A ASHTON FOX Reg No. 5880899 Reg Office: 84 High Street, Harlesden, London NW10 4SJ

DEVONSHIRE HOUSE, 582 HONEYPOT LANE, STANMORE, MIDDLESEX HA7 1JS

Tel: 020 82385588 Mob: 07746 432 899 – Email: [sales@ashtonfox.co.uk](mailto:sales@ashtonfox.co.uk)

Ashton Fox for themselves and for the vendors or lessors of this property whose agents they are given notice that:

- (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- (ii) No person in the employment of Ashton Fox has any authority to make or give representation or warranty whatever in relation to this property.

**Ashton Fox Commercial** are delighted to offer a lucrative opportunity for a long-term investment in the freehold of a well-established, fully occupied medical centre in Stanmore, within a leafy residential suburb of northwest London.

## Location

Stanmore Park Medical Centre is situated on William Drive within the residential suburb of Stanmore, London Borough of Harrow, in northwest London. The area is well connected via the A410 Uxbridge Road, served by multiple bus routes.

The surrounding area is predominantly residential with nearby amenities including parks, schools and shopping facilities.

## Description

This detached, three-storey building was purpose built circa 2000 for healthcare use and remains in active use by a busy GP practice serving some 13,300 patients.

Constructed with cavity brick walls under a pitched concrete tile roof, the building has double glazed UPVC windows and benefits from mains-connected utilities. The building is maintained to a very good standard which includes the front and rear gardens.

It is fully furnished to accommodate an NHS GP practice, with a Care Quality Commission rating of 'Good' and forms part of the Harrow Integrated Care System.

## Accommodation

The property comprises of:

- Ground Floor Reception Room
- Waiting and Play Area
- 9 Rooms for Consulting/Office and Private use
- Administration Areas and Office
- Patient and Staff WCs
- Stores

[www.ashtonfox.co.uk](http://www.ashtonfox.co.uk)

### COMMERCIAL PROPERTY CONSULTANTS

A F LONDON LTD T/A ASHTON FOX Reg No. 5880899 Reg Office: 84 High Street, Harlesden, London NW10 4SJ

**DEVONSHIRE HOUSE, 582 HONEYPOT LANE, STANMORE, MIDDLESEX HA7 1JS**

**Tel: 020 82385588 Mob: 07746 432 899 – Email: [sales@ashtonfox.co.uk](mailto:sales@ashtonfox.co.uk)**

**Ashton Fox for themselves and for the vendors or lessors of this property whose agents they are given notice that:**

- (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- (ii) No person in the employment of Ashton Fox has any authority to make or give representation or warranty whatever in relation to this property.

## Size

Ground Floor	1,392 sq ft (129.32 sqm)
First Floor	1,295 sq ft (120.31sqm)
Second Floor	341 sq ft ( 31.68 sqm)
TOTAL Area	3,122 sq ft (290.04 sqm)

## Floor Plans available

## Parking

The site offers 2 on-site staff parking spaces.

## Sale Price

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

## Investment type

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

## Rent and Lease Terms

- TENURE Freehold
- RENT Minimum Rent of £68,200 per annum or subject to any agreed increase subject to approval of the NHS Funder or District Valuer. Overdue rent review from 1<sup>st</sup> September 2023. Expectation of Rent to have increased to c.£81,000 since the last review.
- USE Healthcare Facility.
- TENANT Minimum of Two NHS GP Doctors as tenants on the New Lease at any time.
- TERM 10 – 15 years from completion / final NHS approval.
- RENT REVIEW With an upward only rent review every 3 years.
- REPAIRS FRI, a Full Repairing and Insuring Lease. To be confirmed by the NHS.
- OTHER Schedule of Condition to be annexed to the New Lease.

[www.ashtonfox.co.uk](http://www.ashtonfox.co.uk)

## COMMERCIAL PROPERTY CONSULTANTS

A F LONDON LTD T/A ASHTON FOX Reg No. 5880899 Reg Office: 84 High Street, Harlesden, London NW10 4SJ

DEVONSHIRE HOUSE, 582 HONEYPOT LANE, STANMORE, MIDDLESEX HA7 1JS

Tel: 020 82385588 Mob: 07746 432 899 – Email: [sales@ashtonfox.co.uk](mailto:sales@ashtonfox.co.uk)

Ashton Fox for themselves and for the vendors or lessors of this property whose agents they are given notice that:

- (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- (ii) No person in the employment of Ashton Fox has any authority to make or give representation or warranty whatever in relation to this property.



## Availability and Viewing

Available Immediately. Please contact sole agents Ashton Fox Commercial for all enquiries or to arrange a viewing. Please call us on 0208 238 5588 or email us on [sales@ashtonfox.co.uk](mailto:sales@ashtonfox.co.uk)

## Gallery



### MISREPRESENTATION ACT 1967 & THE PROPERTY MISDESCRIPTIONS ACT 1991 –

Ashton Fox Commercial on behalf of themselves and for the vendors of this property whose agents they are, give notice that:

1. These details provide a general guidance only. None of the statements contained in these particulars as to the property are to be relied upon as representations of fact. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. These particulars do not constitute an offer or part of an offer or contract. 2. No person in the employment of Ashton Fox Commercial, has any authority to make any representation or warranty in relation to this property. 3. Any fixtures, fittings or equipment which are shown within the details have not been tested unless specifically said and prospective purchasers or tenants should satisfy themselves as to their condition. 4. All figures quoted are exclusive of VAT where applicable. Subject to contract 5. The above measurements were taken by a sonic measuring device and cannot be guaranteed to be 100% accurate.

[www.ashtonfox.co.uk](http://www.ashtonfox.co.uk)

### COMMERCIAL PROPERTY CONSULTANTS

A F LONDON LTD T/A ASHTON FOX Reg No. 5880899 Reg Office: 84 High Street, Harlesden, London NW10 4SJ

DEVONSHIRE HOUSE, 582 HONEYPOT LANE, STANMORE, MIDDLESEX HA7 1JS

Tel: 020 82385588 Mob: 07746 432 899 – Email: [sales@ashtonfox.co.uk](mailto:sales@ashtonfox.co.uk)

Ashton Fox for themselves and for the vendors or lessors of this property whose agents they are given notice that:

- (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- (ii) No person in the employment of Ashton Fox has any authority to make or give representation or warranty whatever in relation to this property.