

FORMER MILLBARN MEDICAL CENTRE
34 LONDON END, BEACONSFIELD
BUCKINGHAMSHIRE, HP9 2JH

FREEHOLD VACANT GP SURGERY WITH ALTERNATIVE USE POTENTIAL



INVESTMENT CONSIDERATIONS

- Opportunity to purchase a former GP Surgery with **alternative use potential**
- Located in the **heart of the affluent town of Beaconsfield**
- The property comprises approximately **3,541 sq ft**
- Total site area of 0.24 acres
- Dedicated car parking at the rear for **18 cars**
- **Full vacant possession**

PROPOSAL

- We are instructed to seek offers in excess of **£1,300,000 (One Million Three Hundred Thousand Pounds)** for our client's freehold interest, subject to contract and exclusive of VAT, which shows a capital value of £367 psf.



LOCATION

Beaconsfield is an affluent and established town located approximately 5.4 miles southeast of High Wycombe, 8.7 miles northwest of Slough and 26 miles northwest of Central London. Beaconsfield is situated in the heart of Buckinghamshire in the Chiltern Hills area.

Beaconsfield is a popular commuter town and benefits from excellent road communications. The town is located adjacent to the A40 and J2 of the M40 Motorway, providing access to London's inner ring roads and the rest of the UK.

The town is served by Beaconsfield Rail Station, offering direct services to Oxford (45 mins), London Marylebone (40 mins) and High Wycombe (6 mins). London Heathrow Airport is 13 miles south and is the UK's largest airport.

SITUATION

The property is situated behind London End (A40) on its southern side – London End is a wide thoroughfare providing the main retailing and restaurant pitch for Beaconsfield. The property is immediately adjacent to Pizza Express, Giggling Squid and Brasserie Blanc. Beaconsfield Railway Station is located c.1 mile to the north.

The surrounding area benefits from a mix of residential and commercial uses. The residential area is characterised by a mix of detached and semi-detached houses situated south towards Malthouse Square and the commercial area consists of high street retail with a mix of restaurants, pubs and hotels along London End (A40). Access to the property is via a driveway between 32 and 36 London End (Burnham Yard) which leads to the building and car park behind.

ROAD

| | |
|------------------|---------|
| M40 (Junction 2) | 6 mins |
| Watford | 33 mins |
| Oxford | 48 mins |
| Reading | 51 mins |
| London | 60 mins |



RAIL

| | |
|-------------------|----------|
| High Wycombe | 5 mins |
| London Marylebone | 20 mins |
| Bicester Village | 30 mins |
| Oxford | 45 mins |
| Birmingham | 120 mins |

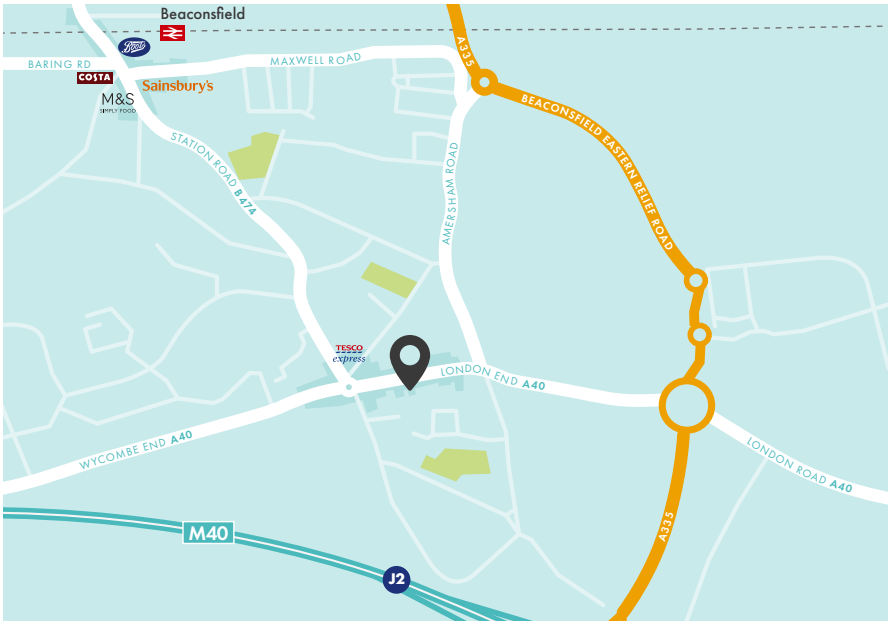
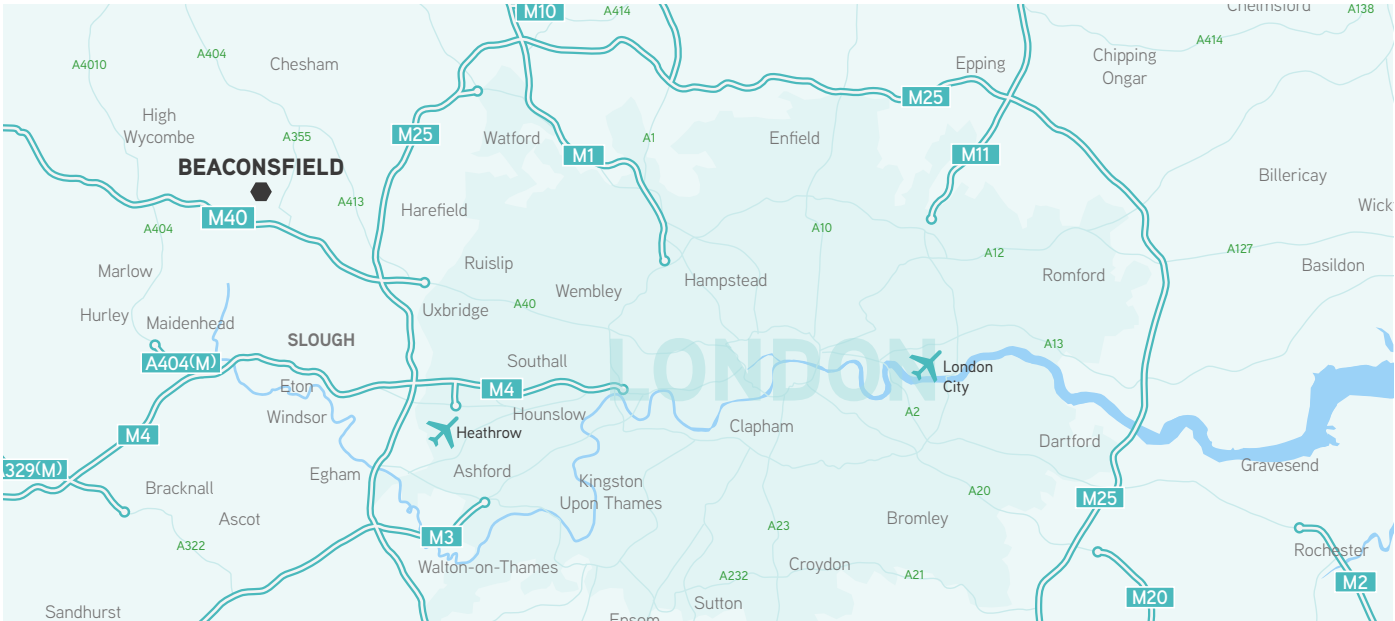


AIR

| | |
|----------|----------|
| Heathrow | 14 miles |
| Luton | 33 miles |
| Gatwick | 43 miles |



Journey time source: Google/National Rail



DESCRIPTION

The property is of brick construction under a pitched tile roof with a ground floor rear extension. It comprises medical centre accommodation over ground and first floors and **provides a total floor area of 3,541 (NIA)**. (Floor plans available in the dataroom).

Access to the building is via a driveway south of London End which leads to the property and a dedicated car park. The rear car park is of rectangular shape and provides parking for 18 cars and the main door to the property.

Internally, the property benefits from central heating with a mixture of carpet and lino flooring together with by strip lighting. There is a staircase that connects the ground and first floors situated in the eastern side of the building with the property consisting of a double-glazed windows with a white wooden frame.

TENANCY

The Property is to be offered with **full vacant possession**. We understand the medical centre closed on the 1st September 2022.

TENURE

Freehold (Held on three titles, Please refer to dataroom).

The owner has a right of way over Burnham Yard
- full details available in the dataroom.



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PLANNING

The current use of this property is D1, non-residential Institutions – Primary Health Care Building.

A planning application (Ref: PL/22/0966/FA) was submitted on the 6th April 2022 for a proposal of 'Demolition of existing buildings and erection of one building comprising 9 residential dwellings, with associated amenity space, bike and refuse storage, vehicular access and car parking'. (Buckinghamshire Council: Chiltern & South Bucks Areas).

Whilst the planning application was refused, the principle of change of use to residential was accepted and a revised scheme would be considered on its merits.

The owner has a right of way over Burnham Yard - Please refer to the plan and full details available in the dataroom.

RESIDENTIAL MARKET COMMENTARY

Beaconsfield is an affluent commuter town: home to a strong community with great schools, beautiful architecture and proximity to the Chiltern Hills

The current market suggests that the town centre demand is being driven by professionals who are willing to commute to London considering the excellent transport links with a journey to London Marylebone within c.20 minutes. Recent transactions reflect a capital value for one bedroom flats at £700 psf and two beds at £650 psf within town centre locations.

| Address | Size | Bedrooms | Price | Price psf | Date |
|---|------|----------|----------|-----------|--------|
| 51 Old Town Close, Beaconsfield, Buckinghamshire HP9 1LF | 647 | 2 | £485,000 | £749.61 | Nov-22 |
| 1 Lakes Lane, Beaconsfield, Buckinghamshire HP9 2LA | 818 | 2 | £562,000 | £686.99 | Aug-22 |
| 38 Aylesbury End, Beaconsfield, Buckinghamshire HP9 1LW | 786 | 2 | £489,950 | £623.53 | Aug-22 |
| 2 Wilton Court, Crossways, Beaconsfield, Buckinghamshire, HP9 2HX | 969 | 2 | £580,000 | £598.71 | Jan-23 |
| Corner House, Corner House, Beaconsfield HP9 1AP | 683 | 1 | £430,000 | £629.58 | Feb-21 |



EPC

Rating E (111) valid until 24th July 2026.

VAT

VAT will be payable.

ANTI-MONEY-LAUNDERING

A successful bidder will be required to provide information to satisfy the AML requirements when Heads of Terms are agreed.

DATA ROOM

For access to the Allsop data room please use the following link:
<https://datarooms.allsop.co.uk/register/Beaconsfield>

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Please note that the property will be entered into our forthcoming Commercial Auction which takes place on **Wednesday 17th May 2023** if not sold prior.

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For further information or to make arrangements for viewing please contact:

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