

# The Swan Medical Surgery, 26 High Street, Buckingham, Buckinghamshire MK18 1NU

Freehold Healthcare Investment

**Lot 46**

£33,000 per annum  
exclusive



## Tenancy and accommodation

| Floor        | Use     | Floor Areas (Approx) |                      | Tenant             | Term                | Rent p.a.x.    | Reviews/ (Reversion) |
|--------------|---------|----------------------|----------------------|--------------------|---------------------|----------------|----------------------|
| Ground       | Medical | 80.43 sq m           | (866 sq ft)          | INDIVIDUAL         | 15 years from       | £33,000        | 23/01/2019           |
| First        | Centre  | 167.18 sq m          | (1,799 sq ft)        | DOCTORS            | 24/01/2013 (2)      |                | and 3 yearly         |
| Second       |         | 39.95 sq m           | (430 sq ft)          | t/a The Swan       | on a full repairing |                | (23/01/2028)         |
|              |         |                      |                      | Medical Centre (1) | and insuring        |                |                      |
|              |         |                      |                      |                    | lease               |                |                      |
| <b>Total</b> |         | <b>287.56 sq m</b>   | <b>(3,095 sq ft)</b> |                    |                     | <b>£33,000</b> |                      |

(1) We understand that the tenants as Registered General Practitioners qualify under The National Health Services Act 1977. The National Health Service (General Medical Services - Premises Costs) (England) Directions 2004 provides for the Primary Care Trust to reimburse for leasehold premises rental costs. A copy of the directive is available in the legal pack.  
(2) The lease provides an option to determine on 24/01/2023.

## Key Details

- Let to Doctors until 2028 (subject to option)
- Rent reimbursed to the tenant by the NHS (1)
- 3 yearly rent reviews
- Nearby occupiers include Prezzo, Waitrose, Tesco, Boots, Subway and M&Co

## Location

**Miles:** 20 miles north-east of Oxford  
50 miles south-east of Birmingham  
50 miles north-west of London  
**Roads:** A422, A421, A43, M40  
**Rail:** Milton Keynes Central  
**Air:** Luton Airport

## Situation

Buckingham is an affluent and thriving market town situated 20 miles north-east of Oxford. The property is positioned on the north side of High Street, a short distance from Buckingham's main commercial pitch. Nearby occupiers include Prezzo, Waitrose, Tesco, Boots, Subway and M&Co.

## Description

The property comprises two consulting rooms, an office and ancillary areas on ground floor, five consulting rooms with offices and ancillary accommodation on the first floor and office accommodation on the second floor. The property benefits from the right to car parking at the rear of the property.

## Tenure

Freehold.

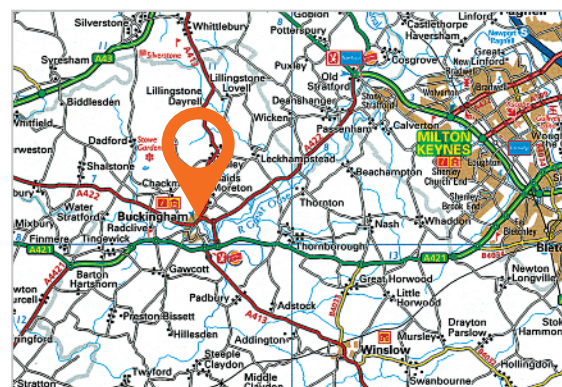
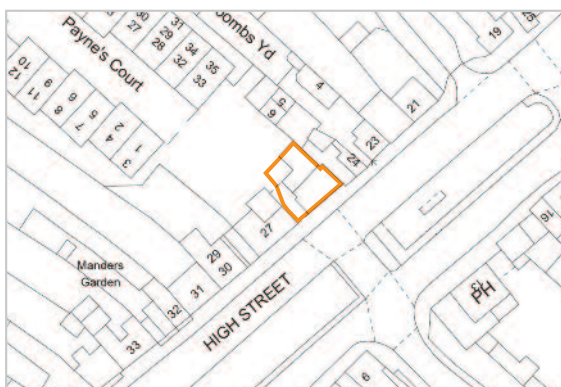
## VAT

VAT is not applicable to this lot.

## Note

The buyer will pay 3% of the purchase price to the Seller. Please see Special Conditions of Sale.

## Six Week Completion



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