

NEW BUILD GP SURGERY INVESTMENT IN PRIME SOUTH MANCHESTER SUBURB

DIDSBURY POINT, THE BOULEVARD, WEST DIDSBURY, MANCHESTER M20 2EU

PK3
AGENCY



NHS



Didsbury
Medical
Centre

**NEW BUILD
GP SURGERY
INVESTMENT IN
AFFLUENT SOUTH
MANCHESTER
SUBURB**



Didsbury Medical Centre

INVESTMENT SUMMARY

- ▶ **New build GP surgery** investment in West Didsbury, a **prime suburb of south Manchester**
- ▶ West Didsbury is an **affluent suburb** approximately **3.5 miles** to the south of Manchester city centre
- ▶ The area is one of Manchester's **most desirable residential locations** with tree lined avenues of grand Victorian housing stock, that regularly features in the **Sunday Times Best Places to Live in the UK**
- ▶ Situated along The Boulevard, just off the **A5103 Princess Parkway** (51,000 daily vehicle movements)
- ▶ The property comprises a **medical centre** within a **newly developed residential led** development
- ▶ The **ground floor unit** provides a net internal floor area of **12,432 sq ft** and will benefit from the use of **25 parking spaces**

- ▶ The property is let to a group of GPs - who will receive a **full reimbursement from the NHS** for the total amount of rent paid
- ▶ Didsbury Medical Centre are relocating from their existing surgery where they have **been in occupation for over 30 years**
- ▶ New effective fully repairing and insuring lease for a **term of 30 years** wef 8th June 2026 to 7th June 2056 (29.7 years unexpired)
- ▶ The initial rent of **£268,325 per annum** is to be reviewed three yearly in line with CPI annually compounded (1.50% - 3.50% cap and collar)
- ▶ **Long leasehold** for a term of 250 years at a peppercorn ground rent



OFFERS IN EXCESS OF
£4,195,000 (STC)



6.00%
NET INITIAL YIELD



REVERSIONARY YIELD*
*assumes annual CPI growth of 3.00%

2029	6.56%	2038	8.56%	2047	11.16%
2032	7.17%	2041	9.35%	2050	12.20%
2035	7.83%	2044	10.22%	2053	13.33%

MANCHESTER

Manchester has established itself as the capital of the north, being the largest financial and business centre outside of London, with the economy doubling in value over the last 20 years.

Manchester is home to a population of approximately 3 million, with a further 7.2 million people living within an hour's commute of the city centre.

Manchester is located 35 miles east of Liverpool, 44 miles south-west of Leeds and 200 miles north-west of London.

The city is home to the second busiest railway station in the UK outside London with over 27 million annual passengers using Manchester Piccadilly. The ongoing expansion of the Metrolink service provides connections across the region for 46 million passengers each year with 99 stations across 8 lines.

Manchester International Airport is the third busiest in the UK, providing direct flights to 239 destinations worldwide.



**HIGHEST-RANKED
UK CITY IN
THE GLOBAL
LIVEABILITY INDEX
2025**

EIU 2025



**THE UK'S ONLY
CITY NAMED IN
EUROPE'S TOP FIVE
'CITIES TO WATCH'**

OXFORD ECONOMICS,
GLOBAL CITIES INDEX 2026



**UK'S MOST
SUCCESSFUL CITY
FOR FOREIGN
INVESTMENT
OUTSIDE LONDON**

EY UK ATTRACTIVENESS
SURVEY 2026



WEST DIDSBURY

West Didsbury is an affluent suburb approximately 3.5 miles south of Manchester.

The area is one of Manchester's most desirable residential locations with tree lined avenues of grand Victorian housing stock, that regularly features in the Sunday Times Best Places to Live in the UK.

West Didsbury is known for its vibrant, independent food scene with Burton Road a hub of dining, shopping and nightlife.

The average house price in West Didsbury was £387,124 (RightMove)

The demographics of the area are characterised by higher average household income, strong private housing ownership and robust household economic profiles.



SITUATION

The property is situated along The Boulevard, just off the A5103 Princess Parkway.

The Boulevard is home to several mixed-use developments with ground floor commercial occupiers including The Boulevard Deli, RX Gyms and Medserena Upright MRI Centre.

Directly opposite the property is One Didsbury Point, a Grade A office building of 54,510 sq ft with tenants including Bouygues UK, Amoria Bond and Carrier Travel, plus Optegra.

Adjacent to the property is Didsbury High School, an 'Outstanding' Rated School in South Manchester with a student population of over 1,200 between the ages of 11–18, growing towards a capacity of 1,350.

**CONVENIENTLY
LOCATED CLOSE TO
LOCAL AMENITIES,
OFFICES, SCHOOLS
AND MAJOR
TRANSPORT LINKS**



MANCHESTER CITY CENTRE

HOUGH END
LEISURE CENTRE

WITHINGTON
METROLINK

A5103

ONE DIDSBURY
POINT

SUBJECT PROPERTY

DIDSBURY
HIGH SCHOOL

A5103

CONNECTIVITY

The property is situated just off the A5103 Princess Parkway, a key arterial route into Manchester city centre with 51,556 vehicle movements each day (DfT, 2025).

Princess Parkway provides road connectivity to Junction 5 of M60 Motorway (1.5 miles) and Junction 3 of M56 Motorway (2.5 miles) and Manchester Airport (5 miles).

The area is well served by the Metrolink, less than half a mile from stations Withington and Burton Road. Both stations operate services between East Didsbury, Manchester city centre and Rochdale, with 8 trams per hour in each direction during peak hours.



**7 MINUTE WALK TO
WITHINGTON METROLINK**



8 TRAMS PER HOUR



**10 MINUTE DRIVE TO
MANCHESTER CITY CENTRE**



**DIRECT BUSES BETWEEN CITY
CENTRE & MANCHESTER AIRPORT**



M60

WITHINGTON
COMMUNITY HOSPITAL

THE BIRCHES
SCHOOL

M60

A5145

SIEMENS

Spire Healthcare

OrthTeamCentre

MANCHESTER AIRPORT

J3

M56

M60

J5

DIDSBURY
HIGH SCHOOL

SUBJECT PROPERTY

A5103

ONE DIDSBURY
POINT

**PRINCESS
PARKWAY
PROVIDES ROAD
CONNECTIVITY TO J5
OF M60 (1.5 MILES)
AND J3 OF M56
(2.5 MILES)**

PRINCESS PARKWAY

DESCRIPTION

The property comprises the ground floor unit within a newly developed residential led development of 76 apartments across 6 – 8 storeys, with a dedicated car park.



**NET INTERNAL FLOOR AREA
OF 12,432 SQ FT**



11 x CONSULTING ROOMS



**1 x ONE-TO-ONE REMOTE
CONSULTING ROOM**



5 x TREATMENT ROOMS



GROUP / MEETING ROOM



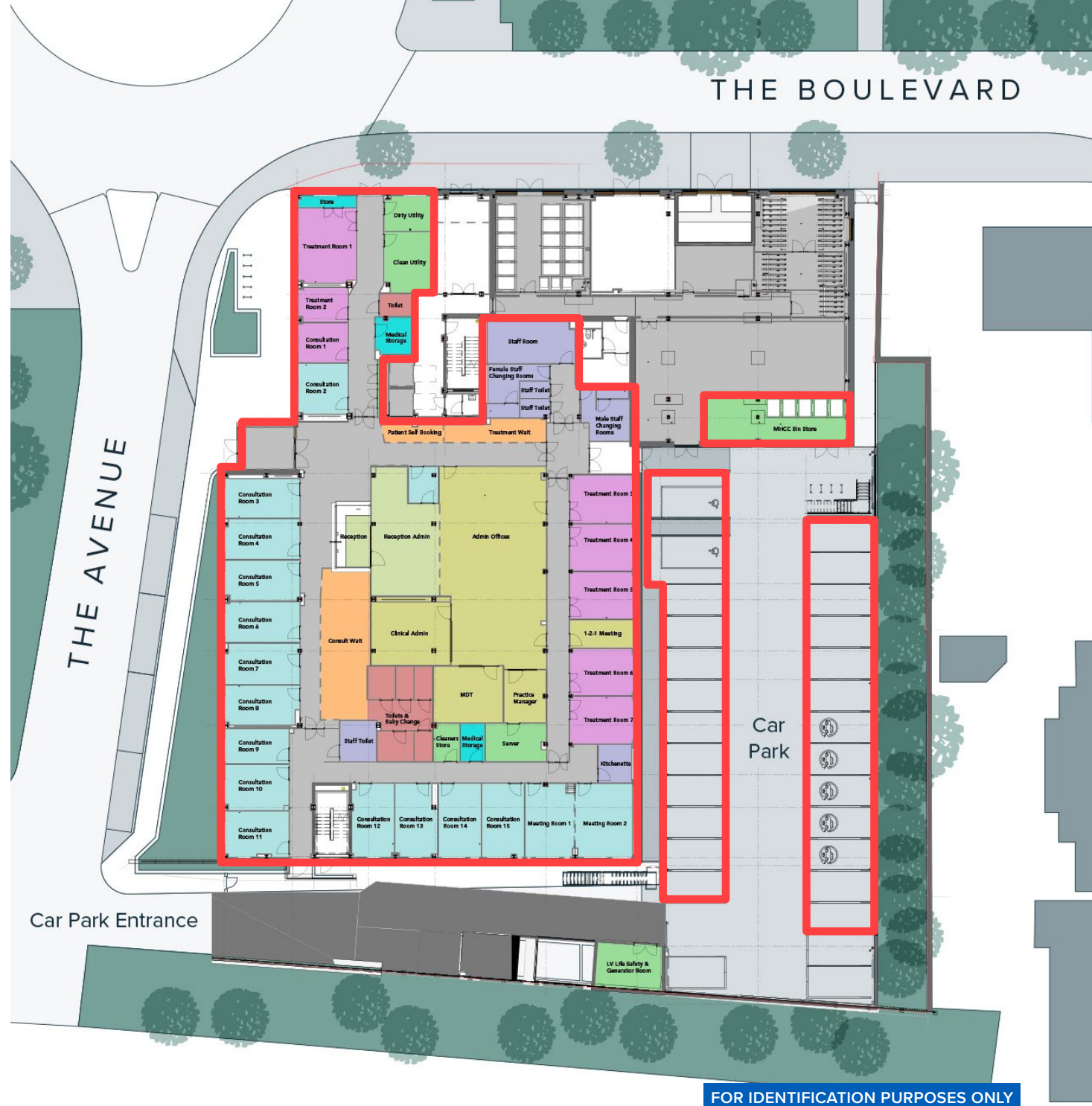
**RECEPTION AREAS WITH VISITOR
FACILITIES INCLUDING ACCESSIBLE WC**



**STAFF FACILITIES INCLUDING
SHOWERS, WCs AND REST ROOMS**



USE OF 25 PARKING SPACES



FOR IDENTIFICATION PURPOSES ONLY

TENANCY

Tenant	Dr Simon Baxter, Dr Zoe Hunter, Dr Helen Ashworth and Dr Andrew Coupes
Net Internal Area	12,432 sq ft
Lease Commencement	8th June 2026
Lease Expiry	7th June 2056 (29.7 years unexpired)
Repair	Effectively fully repairing and insuring (service charge)
Break Clause	None
Rent Reviews	3 yearly
Rent Review Mechanism	CPI annually compounded (1.50 - 3.50% cap and collar)
Rent	£268,325 per annum
LTA Act 1954	Inside

SERVICE CHARGE

A service charge is recoverable from the tenant for the maintenance and upkeep of the common parts.

The tenant is liable for 45% of the total costs of car park management and 15% for all other service costs related to the property.

TENURE

The property is held long leasehold for a term of 250 years wef 8th June 2026 at a peppercorn ground rent.

The long leasehold interest is subject to an overage provision in favour of the head landlord until June 2036, payable on certain disposals. Further details are available in the dataroom.



COMPARABLE LOCAL MEDICAL PRACTICES

Rank	Practice	Registered patients (2025)	Good overall experience	Good experience contacting	Wait time acceptable	Needs met	CQC rating
1	Didsbury Medical Centre	16,089	89%	86%	95%	94%	Good (2022)
2	Withington Medical Practice*	4,872	83%	85%	76%	90%	Not yet inspected
3	Barlow Medical Centre	16,277	74%	68%	88%	91%	Outstanding (Jun 2026)
4	Borchardt Medical Centre	10,382	71%	40%	62%	93%	Good (Aug 2026)
5	Ladybarn Group Practice	12,817	70%	57%	52%	89%	Good (2016)
6	Kingsway Medical Practice	6,295	67%	55%	56%	94%	Good (2016)
—	England average	—	74%	67%	66%	90%	



COVENANT

The property will form part of Didsbury Medical Centre, part of the NHS Greater Manchester ICB and the Didsbury, Chorlton Park and Burnage Primary Care Network (PCN).

Didsbury Medical Centre is an existing trading GP Practice, previously located on Wilmslow Road, Didsbury trading for over 30 years. The Wilmslow Road site will be closed as the medical centre scales up and relocates to the subject property.

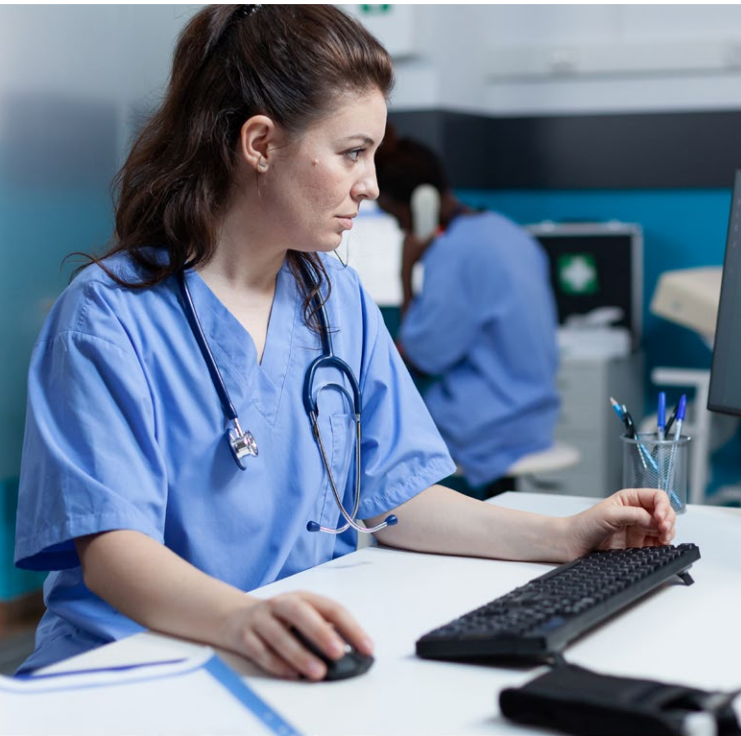
There are four medical centres within the local Primary Care Network, with a total 46,000 registered patients (averaging at 11,500 patients per practice). Didsbury Medical Centre has approximately 16,000 registered patients, making it the largest practice in the PCN.

The GP partners are the legal tenants to the lease and responsible for paying the rent to the landlord.

Whilst the GP practice pays the rent, they will receive a full reimbursement from the NHS (Local Integrated Care Boards – ICBs) for the total amount of rent paid as has been deemed reasonable by the District Valuer.



**TENANT TO
RECEIVE A FULL
REIMBURSEMENT
FROM THE NHS FOR
THE TOTAL AMOUNT
OF RENT PAID**



Didsbury Medical Centre	
Reception	
Toilets & Baby Change	
Treatment Rooms	3 - 7
Treatment Rooms	1 & 2
Consultation Rooms	1 & 2
Consultation Rooms	15 - 3
Meeting Rooms	

PROPOSAL

We are instructed to seek offers in excess of

£4,195,000 (STC)

for our client's long leasehold interest.

A purchase at this level reflects the following yield profile when accounting for purchaser's costs of 6.58%:



6.00%
NET INITIAL YIELD



REVERSIONARY YIELD*

2029	6.56%	2038	8.56%	2047	11.16%
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Dataroom

Access to the dataroom can be provided on request. Information as follows:

- Title
- Tenancy Documents
- Headlease
- Floorplans
- EPC

VAT

The property has been elected for VAT purposes. The sale is intended to be treated as a Transfer of a Going Concern (TOGC).

Capital Allowances

There are no unclaimed capital allowances available to be transferred with the property.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

FURTHER INFORMATION

For further information or to arrange an inspection, please contact:



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PK3

AGENCY

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