



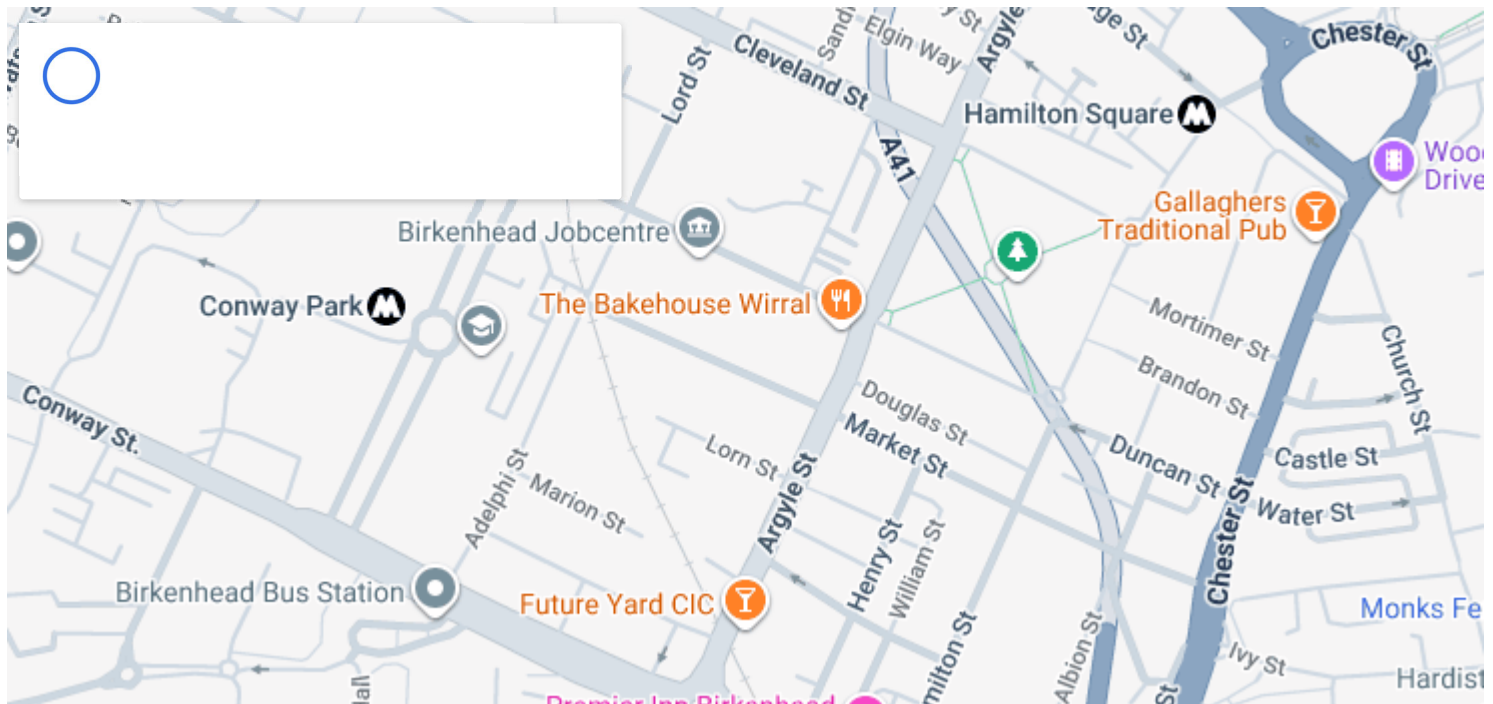
8% NHS Doctor's Surgery Investment

 **Hamilton Medical Centre | 86 Market Street, Birkenhead, CH41 6HB**

FOR SALE 

£ 800,000 Subject to contract

Location



Birkenhead is a large town located on the Wirral Peninsula in Merseyside, on the west bank of the River Mersey directly opposite Liverpool. The town benefits from strong transport links and proximity to major road and rail networks.

Birkenhead is located approximately 6 miles (10km) west of Liverpool via the A41, Manchester is 45 miles (72 km) to the East and easily accessible on the M62. Birkenhead lies some 200 miles (322km) north-west of Central London accessible via the M53 which connects with the wider national motorway network.

Birkenhead is only 8 minutes by rail from Birkenhead Central to Liverpool Lime Street. Liverpool Lime Street is the main intercity hub and provides easy connections to London in a little over two hours and Manchester in approximately one hour.

Liverpool John Lennon Airport is only 12 miles (19km) south-east of Birkenhead.

Summary

- Located in Birkenhead, Merseyside
- Highly secure income – rent effectively underwritten by NHS England
- New 15-year lease from July 2026 (TBO in years 5 & 10)
- Tenant has been in occupation since 2001 and recently renewed their lease
- Virtual freehold interest
- £800,000, subject to contract
- 8% net initial yield

Situation

The property is situated on Market Street, close to its junction with Argyle Street.

The A41 (Queensway) is immediately to the east, leading to Liverpool city centre. Conway Park Station is 0.3 miles to the west and Birkenhead Central station is 0.5 miles to the south. Birkenhead Bus Station is less than 0.5 miles to the south-west.

The property benefits from being in an established commercial location with numerous local amenities. The Wirral Met College Conway Park Campus is 0.3 miles to the west, adjacent to a Vue Cinema.

The property is adjacent to Hamilton Square, an attractive Georgian square which has the most Grade I listed buildings outside of London.

Description

The property comprises a Medical Centre arranged over ground and mezzanine levels providing a reception / waiting area with consultation rooms and ancillary offices.

The accommodation benefits from suspended ceilings throughout and the mezzanine level is accessed via a passenger lift and is fully DDA compliant.

There are three car parking spaces in the communal parking area.

The property forms part of a larger modern development known as Market Wells which was constructed in 2001 and comprises ground floor commercial space, first floor offices and 41 residential units on the remaining floors above. This accommodation is not included in the sale.

According to published data, the practice has a registered patient list in excess of 3,000 patients (April 2026) and forms part of the Brighter Birkenhead primary-care network, serving a combined registered population of over 50,000 patients across the Birkenhead area and wider Wirral.

EPC

The property has an EPC rating of B and is valid until April 2035.

Rateable Value

According to the Valuation Office website the rateable value for the property is as follows;

Units 1,2&3 Market Wells	Office & premises	£22,000
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The business rate multiplier is 43.2 pence per pound.

Accommodation

The property has been measured by BKR Floor Plans and provides the following accommodation:

Gross Internal Area

Ground Floor	331.28 sq m	3,566 sq ft
First Floor	124.86 sq m	1,344 sq ft
Total	456.14 sq m	4,910 sq ft

Net Internal Area

Ground Floor	295.33 sq m	3,179 sq ft
First Floor	108.97 sq m	1,173 sq ft
Total	404.30 sq m	4,352 sq ft

A set of floor plans is available to download, and the measured survey report will be re-addressed to a purchaser at a cost of £580 + VAT.

Tenure

Virtual Freehold Interest (999 years less 10 days from 21st May 2002 at a peppercorn rent).

Tenancy

The ground and part first floor is let to **Dr Abel Adegoke & Dr Babatunji Adeogun (t/a Hamilton Medical Centre)** on an effectively full repairing and insuring lease, subject to a Schedule of Condition, for a term of 15 years from 8th July 2026, expiring on 7th July 2041. There is a tenant's break option on 8th July 2031 and 8th July 2036, subject to six months' notice. The lease is outside 1954 Act protection.

The tenant has been in occupation since 2001 and recently renewed their lease, demonstrating their commitment to this location.

The current passing rent is **£67,120 per annum**. The lease benefits from three yearly open market rent reviews on 8th July in each of the years 2029, 2032, 2035 and 2038.

The passing rent prior to the lease renewal was £62,000 per annum. The rent was agreed with the NHS and District Valuer appointed by the NHS by reference to comparable evidence in relation to GP surgeries in the locality.

The tenant has a right to use three car parking spaces in the communal parking area.

Service Charge

For the year ending 31st December 2025, the service charge payable by the tenant was £5,431.40. Copies of the service charge accounts are available to download via the data room.

Covenant

Hamilton Medical Practice is an NHS primary healthcare provider that has been offering personalised care services since they took occupation in 2001.

In accordance with [The National Health Service \(General Medical Services-Premises Costs\) Directions 2024](#), the NHS reimburses doctors for their premises costs. Rent for GP practices is based on the Current Market Rent (see Section 5 of the Directions) set by either a District Valuer or RICS Surveyor to reflect fair market value

In effect, the rent is under-written by the NHS, thereby providing highly secure income for an investor.

The surgery's overall rating from the Care Quality Commission (CQC) is good (report is available to download).

VAT

The property has been registered for VAT. It is anticipated that the sale will be treated as a Transfer of a Going Concern (TOGC).

Proposal

We are instructed to seek a figure of **£800,000** (Eight Hundred Thousand Pounds), subject to contract, reflecting a net initial yield of **8%**.

Please note a purchaser will be re-charged the cost of the measured survey (£580 + VAT) and searches (£1,294.70) which are provided in the data room.

Please note that a purchaser will be charged a Transaction Fee of 1.0% of the purchase price plus VAT.

Investment Considerations

1. An opportunity to acquire an NHS healthcare investment;
2. Highly secure income, with the rent effectively underwritten by NHS England;
3. New 15 year lease from July 2026;
4. The tenant has been in occupation since 2001 and has renewed their lease, demonstrating their commitment to this location;
5. A purchase at the asking price reflects an attractive net initial yield;
6. Attractive lot size for an investor.

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