

GP

SALE AND LEASEBACK

THE BENEFITS

Do you want to release equity from your GP surgery premises and ease issues associated with recruitment and retirement?

If so, then Sale and Leaseback could be the solution for you.

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? WHAT IS SALE AND LEASEBACK?

Sale and Leaseback is when a GP practice sells their premises to an investor and then rents it back from them. This allows the GP practice to release equity whilst continuing to run the practice from the same premises.

+ ADVANTAGES OF SALE AND LEASEBACK

RECRUITMENT

Sale and Leaseback makes recruiting new partners much easier as they no longer need to raise the funds to 'buy in'.

RETIREMENT

Issues associated with retirement are reduced because departing partners no longer have the hassle of selling a share in the building.

EQUITY

Equity is released which means funds are available to either develop the services at the practice, buy into another practice or contribute towards your own savings.

SALE PRICE

GP surgeries make attractive investments due to the rent reimbursement scheme. This pushes up the potential sale price.

RESPONSIBILITY

Some of the responsibility for maintaining the premises can be transferred to the Landlord. This means you should have more time to spend caring for your patients.

FLEXIBILITY

There is flexibility when the lease comes to an end. The current partners could either sign up to a new lease for the existing premises or relocate to another building.

PREMISES IMPROVEMENTS

Your new Landlord is often in a position to help finance improvement works and should work with you and NHS England to keep the premises operating efficiently.

RENT REIMBURSEMENT

Your Actual Rent should be covered by your rent reimbursement - however, you must consult your specialist surveyor to ensure that this is the case.