

# RPRS

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## LEASE FOR SALE

## OFFERS INVITED

### c.35 Year Lease for Sale – Outdoor Lido, Gym, Café & Sports Facilities

#### ADDRESS

Wycombe Rye Lido,  
Bassetsbury Lane,  
High Wycombe,  
HP11 1QX

#### SIZE

1,350 m<sup>2</sup> (14,531 ft<sup>2</sup>)  
Approx. floor area

#### KEY FEATURES

- + Long leasehold interest – approx. 35 years unexpired
- + Outdoor heated lido, children's pool, gym & fitness areas
- + Five-a-side football pitch and leisure facilities
- + Passing rent: £8,000 per annum + 30% of net income
- + Rights to assign, underlet and charge (subject to landlord consent)
- + Café income from undertenant
- + Parking for approx. 100 vehicles
- + Significant tenant improvements (including new pool boilers)
- + Attractive setting within Wycombe Rye Park
- + Potential to enhance income and operational performance

#### OVERVIEW

Holywell Mead Leisure Centre (Wycombe Rye Lido) comprises a well established leisure complex set within the attractive surroundings of Wycombe Rye Park. The property includes a heated outdoor swimming lido, a children's pool, gym and fitness areas, a café, sports pitches and associated leisure accommodation. We are advised there are c. 1,000 members.

The complex extends to approximately 14,531 sq ft and benefits from a large car park with around 100 spaces. The site offers a rare opportunity to acquire a leasehold interest with c.35 years remaining unexpired, a low passing rent and broad permitted leisure uses.

The café is underlet (details provided in the Buyer Pack) and the car park is operated via Ringo, generating additional income. The property has benefitted from tenant improvements, including new boilers for the pools, although both pools are understood to require relining (quote c.£40,000).

The lease is for sale on behalf of joint administrators, and a new operator is sought to purchase the lease and operate the facilities.

#### LOCATION

Holywell Mead Leisure Centre occupies a prominent position within Wycombe Rye, a large public park located just east of High Wycombe town centre. The property benefits from a picturesque setting adjacent to open green space, walking routes and recreational areas, while remaining within easy reach of the town's retail, residential and civic amenities.

High Wycombe Station is approximately 0.8 miles to the west, providing direct rail services to London Marylebone. Road connections are strong, with the A40 and A404 nearby, and the M40 (Junction 4) approximately 2.5 miles to the south, offering excellent access to London, Oxford and the wider motorway network.

The surrounding area includes Wycombe Museum, Wycombe Hospital, Eden Shopping Centre, local schools, sports clubs and residential neighbourhoods, supporting strong year-round footfall and demand for leisure uses.

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## ACCOMMODATION

TOTAL 1,350 m<sup>2</sup> 14,531 ft<sup>2</sup>

Approx. floor area. RPRS have not measured the building and have been provided with these measurements. Purchasers must satisfy themselves and make their own investigations.

## THE LEASE

### Head Lease

- Term: 1 April 2011 – 31 March 2061
- Approx. 35 years unexpired
- Passing rent: £8,000 per annum + 30% of net income
- Use: Indoor and outdoor sports and leisure uses
- Full repairing and insuring

### Underleases / Income

- Café underlet (rent advised as c.£8,000 per annum; lease not inspected)
- Car park operated by Ringo (agreement not inspected)

## BUYER PACK

The Buyer Pack is available upon request and includes:

- Leases
- Floor plans
- Compliance documents
- Current membership details
- F&F inventory
- and more

Information has been provided by current operator and buyers must check the documents and undertake their own investigations.

## SERVICES

We understand the property has mains electricity, water, gas and drainage. None of the plant and machinery have been tested and interested parties should make their own investigations.

## FIXTURES AND FITTINGS

The fixtures and fittings are available by way of separate negotiation.

## EXPRESSIONS OF INTEREST INVITED

Interested parties are invited to submit their expression of interest by 2 June 2026.

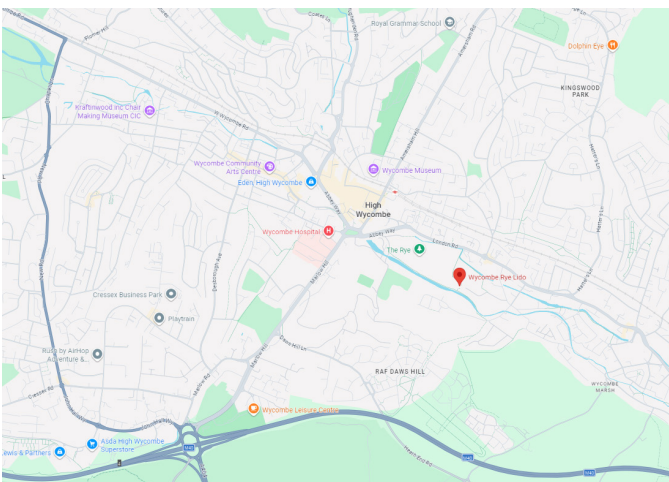
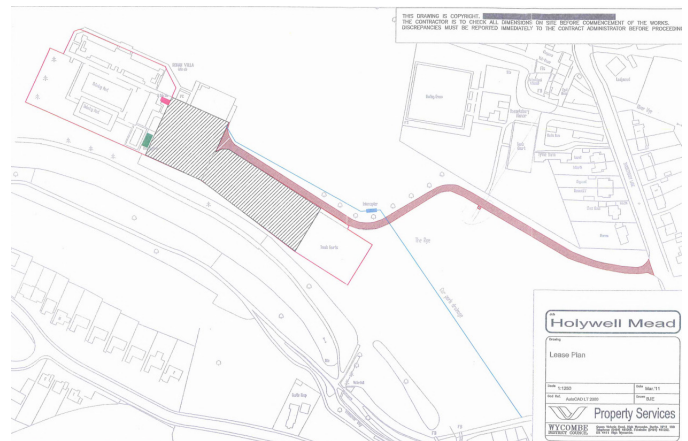
## GUIDE PRICE

Offers Invited. VAT may be applicable to the lease premium. Purchasers to make their own enquiries.

## NOTE

As this is an insolvency related sale, we have limited information available. Interested parties should make their own investigations on all matters.





**Energy Performance Certificate (EPC)**  
 Full details available upon request.

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Disclaimer: Interested parties must satisfy themselves as to the accuracy of the descriptions given and any floor plans shown in these particulars, by inspection or otherwise. These particulars are believed to be correct, but the accuracy is not guaranteed, and they do not constitute any part of the offer or contract. RPRS Group Ltd, their clients and joint agents have no authority to make or give any representation or warranty whatsoever in relation to this property. No responsibility is taken for any error, omission, misstatement or use of data shown. All measurements, areas and distances are approximate only. These particulars must not be relied upon as statements or representations of fact and are for guidance purposes only. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. Fixtures, fittings and other items are not included unless specified in these particulars. Figures in these particulars may be subject to additional VAT.