

HEALTHCARE

Confidential Care Home Sale



- EMI Residential Care Home
 - Registered For 13
 - Average Fee £435
- Substantial Character Building
- Attractive South Coast Location
- Potential for Alternative Specialist Care Use

Guide Price - £650,000

**Edward
Symmons**

020 7344 4500

www.edwardsymmons.com/healthcare



Location

The property is located on the outskirts of a popular south coast location. Local shopping and transport facilities including a mainline station are located within half a mile. The area enjoys a dense mix of housing and has long been established as a popular retirement destination.

Description

The home is formed around a substantial three storey period property which has been converted to provide a care home with accommodation over three floors providing a total of 12 residents rooms, seven of which are en suite, in addition to two bathrooms, day space, ancillary and staff facilities. Externally there is an enclosed garden to the rear and elevated garden to the front.

Tenure

The property is understood to be held freehold, but no title deeds have been seen.

Registration

The home is registered with the Care Quality Commission to provide care for a maximum of 13 service users within the category of dementia.

The Business

There are currently a total of seven residents in occupation. Average fees are in the region of £435 per service user per week. Profit and loss accounts for year ending 31 December 2008 show a turnover of £200,641, personnel costs of £120,874 and a reconstituted net profit of £48,263. Year ending 31 December 2007 shows a turnover of £235,233, personnel costs of £124,795 and a reconstituted net profit of £75,033.

Our client is selling due to other business commitments.

Alternative Use

Subject to planning, the property could lend well to a variety of alternative uses including specialist care such as learning difficulty or mental health provision. Alternatively, the building may also be suitable for more diverse uses such as children's day care provision or more conventional domestic redevelopment.

General Information

Under no circumstance should a direct attempt be made to view this property or contact any of its employees.

Viewing

For an appointment to view please contact: -

Peter Dowling
Telephone - 020 7344 4513
Mobile - 07918 709 064
E-mail - peter.dowling@edwardsymmons.com

Offers

All offers to be submitted in writing to Peter Dowling at Edward Symmons at the address detailed below.

Nuffield House, 41-46 Piccadilly, London W1J 0DS

Misrepresentation Act 1967

Edward Symmons LLP as agents for the vendor or, as the case may be, Lessor (the "Vendor") and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract.
- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Edward Symmons LLP or their servants. It is for the Purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness. He must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The vendor does not make or give and neither Edward Symmons LLP nor its servants has any authority, express or implied, to make or give any representation or warranties in respect of the property.
- (4) In the event of any inconsistency between these Particulars and the Condition of Sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.

Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

