

## FOR SALE



### CARE HOME INVESTMENT

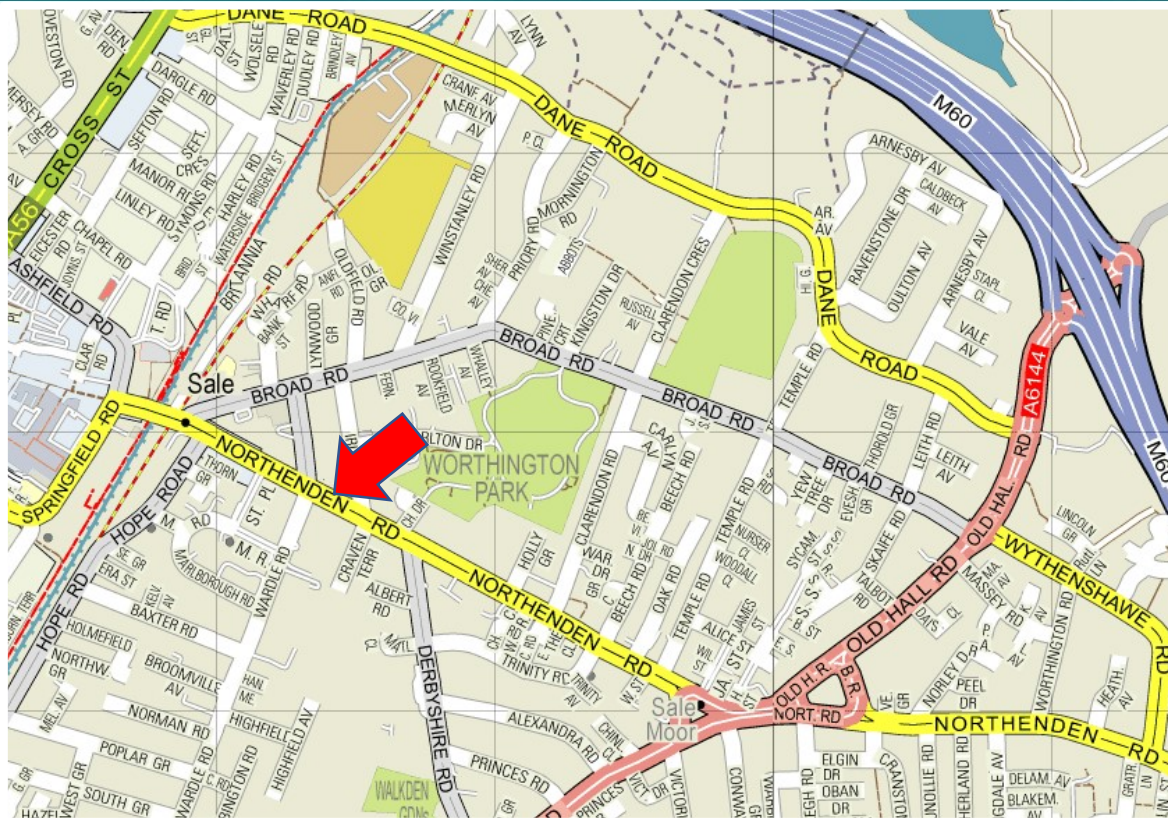
- Currently let to Ferrol Lodge Care Home Ltd on a 15 year lease from 1<sup>st</sup> August 2016.
- Tenant paying a current rent of £90,000pa subject to annual CPI upwards only increases (subject to a 4% cap)
- Highly popular South Manchester location
- Close to Sale Town Centre



FERROL LODGE, 49 NORTHENDEN ROAD, SALE, MANCHESTER M33 2DL

**0161 833 9797** [www.wtgunson.co.uk](http://www.wtgunson.co.uk)





## LOCATION

The property is located on the north side of Northenden Road (B5166) at its junction with Irlam Road in Sale, Manchester. Sale Town Centre is approximately 0.5 mile to the west and provides a variety of bars, restaurants, shops, supermarkets and transport links including Sale Metrolink Station. Manchester City Centre is approx. 6 miles to the north. Junction 7 of the M60 motorway is approx. 1 mile to the north.





## DESCRIPTION

The property comprises a 21-bed care home facility which is essentially a detached period property of brick construction beneath a part pitched slate roof and part tiled roof. There is a double storey modern extension to the rear of the original period building.

The accommodation is arranged over ground floor, first floor, loft space and basement storage. At ground floor level there is a series of bedrooms together with lounge areas, kitchen and WC facilities. At first floor level there are several additional bedrooms and WC facilities. There is a lift facility between ground and first floor.

Externally, there is a garden to the front of the property and tarmac car park to the rear.

## ACCOMMODATION

We have measured the property on a gross basis with areas as follows:-

Ground Floor	297.66m <sup>2</sup>	(3,204 sq ft)
First Floor	223.50m <sup>2</sup>	(2,406 sq ft)
Second Floor/Loft Space	27.09m <sup>2</sup>	(292 sq ft)
Basement	49.62m <sup>2</sup>	(534 sq ft)
	<b>Total 597.87m<sup>2</sup></b>	<b>(6,436 sq ft)</b>

Site Area Approx 0.32 acres





## LEASE

The property is currently let to Ferrol Lodge Care Home Ltd on a 15 year fully repairing and insuring lease from 1<sup>st</sup> August 2016 (expiring 31<sup>st</sup> July 2031).

The tenant is currently paying a passing rent of £90,000pa. There are annual reviews linked to CPI on an upwards only basis subject to a 4% cap.

Ferrol Lodge Care Home Limited have an Experian credit score of 85 (low risk).

## PRICE

Offers in the region of £950,000.

## TENURE

The property is held freehold under Title No GM494595.

## EPC

A copy of the EPC is available upon request.

## VAT

All figures quoted are exclusive of but may be liable to VAT.

## VIEWING

We will not be carrying out viewings in the initial marketing period.

A datalink is available on request to various photos, floor layout plans and various other documents. At this stage, purchasers should base their offers on an external inspection only together with the information provided in the datalink. We will likely have a bids deadline after a short period of marketing, following which our client will decide upon their preferred purchaser and allow access to the whole of the premises.

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