

Lot 35

£80,520 per annum
exclusive with 5 yearly
RPI linked rent reviews

2 Durlston Gardens, Hilperton Road, Trowbridge, Wiltshire BA14 7JJ

Freehold Healthcare Investment



Key Details

- Let to Homes Caring for Autism Limited until April 2033 (approximately 15 years unexpired – no breaks)
- 5 yearly uncapped RPI Rent Reviews
- Purpose built care home with planning for both residential and residential care home use
- Located in predominantly residential area
- Popular and attractive Wiltshire county town

Location

Miles: 8 miles south-east of Bath
14 miles south-east of Chippenham
25 miles south-east of Bristol

Roads: A36, A350, A361

Rail: Trowbridge Railway Station

Air: Bristol Airport

Situation

Trowbridge is an attractive town set in the Wiltshire countryside and benefiting from direct transport links to London, Bath and Bristol. The property is situated in a predominantly residential area and lies on the eastern side of Hilperton Road (A361), less than a mile north-east of Trowbridge town centre.

Description

The property comprises a modern purpose built care home with five en-suite bedrooms, with a large common room, a kitchen and garden to the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Viewings

There will be a single block viewing date for this property. Interested parties must register their details with the Auctioneers. Attending parties will need to provide identification on site. Please contact George Watkins. Email: george.watkins@acuitus.co.uk

Tenancy and accommodation

Floor	Accommodation	Tenant	Term	Rent p.a.x.	Reviews
Ground/First	5 en-suite bedrooms, common room and kitchen	HOMES CARING FOR AUTISM LIMITED (1)	21 years and one day from 24/04/2012 until 24/04/2033 on a full repairing and insuring lease	£80,520	24/04/2022 (2) 24/04/2027 (2) 24/04/2032 (2)
Total				£80,520	

- (1) Homes Caring for Autism Limited were founded in 2003 and operate services across Somerset, North Somerset and Wiltshire. The company has 10 residential facilities and offers a very high level of service working with local authorities and families to provide the best possible service to residents. For the year ending 31st May 2016, Homes Caring for Autism Limited reported a turnover of £9,564,048, pre-tax profits of £764,298 and a total net worth of £5,316,003 (Sources: www.homes-caring-for-autism.co.uk and Experian Group 24/10/2017).
- (2) The rent is reviewed five yearly to compounded RPI (no cap or collar).



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