



## Tenancy and accommodation

Floor	Accommodation	Tenant	Term	Rent p.a.x.	Reviews
Ground	Four bedrooms, kitchen, bathroom and reception room	TRINITY HOUSING ASSOCIATION LIMITED (1)	35 years from 18/10/2017 until 17/10/2052 on a full repairing and insuring lease	£40,560	CPI linked review in September 2018 and annually thereafter
<b>Total</b>				<b>£40,560</b>	

(1) Trinity Housing Association Limited was founded in 2006 and is a non-profit Registered Provider of Social Housing registered with the Homes & Community Agency. The Homes & Community Agency regulate social housing providers in England and are an executive non-departmental public body sponsored by the Department for Communities and Local Government. Trinity Housing Association Limited provides bespoke accommodation that is designed to meet the needs of vulnerable adults, providing in excess of 800 tenancies across 10 different council areas. The property is sublet on AST's to Individuals who are funded by Government grants.

### Key Details

- Recently let on new 35 year unbroken FRI lease from October 2017
- Entirely let to Trinity Housing Association Limited - a Social Housing Provider registered with The Homes & Community Agency, which receives its funding directly from local authorities
- Annual CPI-linked Rent Reviews
- Recently refurbished property
- VAT-free property

### Location

**Miles:** 1 mile north-east of Colchester town centre  
 45 miles south-east of Cambridge  
 55 miles north-east of London  
**Roads:** A12, A134, A1124  
**Rail:** Colchester Town and Hythe Railway Stations  
**Air:** London Stansted Airport

### Situation

Colchester is an historic market town with a population of over 120,000 and with good road communications to London via the A12. The property is situated in a predominantly residential area on the southern side of Harwich Road (A137), close to its junction with Goring Road and approximately two miles north-east of Colchester town centre. There is a Tesco Superstore nearby on Greenstead Road.

### Description

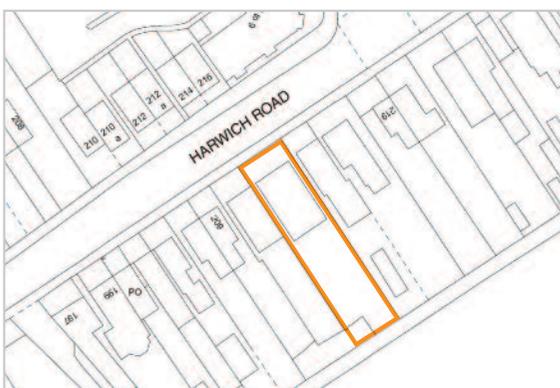
The property comprises a detached bungalow comprising a modern recently refurbished care home (C2/C3 use) with four bedrooms, kitchen, bathroom and reception room.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.



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