

# Lot 35

£93,500 per annum (2)

1 Nether End,  
**Great Dalby, Near Melton Mowbray, Leicestershire LE14 2EY**  
Freehold Housing Association Let Care Home Investment





## Tenancy and accommodation

Use	Rooms	Tenant	Term	Rent p.a.x.	Future Reviews
House	6 bedrooms	FALCON	25 years from	£93,500 (2)	CPI linked review on
Flat	1 bedroom	HOUSING	12/07/2017 until		12/07/2018 and
Bungalow	2 bedrooms	ASSOCIATION CIC (1)	11/07/2042 on a full repairing and insuring lease		annually thereafter
<b>Total</b>				<b>£93,500 (2)</b>	

- (1) Falcon Housing Association CIC are a social housing provider, who work closely with local authorities, property developers and care providers to provide high quality housing and tailored support to tenants (Source: www.falconha.org 20/04/2018).
- (2) This number is an estimate of the rent from the day of completion (the current rent is £91,260 per annum), based on the current CPI Indexation figure of 2.5% for March 2018, and is for informational purposes only. The rent will be reviewed on 12th July 2018 to the higher of the existing rent and the rent increased in accordance with the annual increase in CPI (the increase being calculated by reference to the CPI for the month before the rent review versus the CPI for the month in the year prior). However, the Vendor has agreed to adjust the completion monies as though this review took place on the basis of a 2.5% increase from the current rent.

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### Key Details

- Recently let on new 25 year FRI lease from July 2017 (no breaks)
- Entirely let to Falcon Housing Association CIC, a social housing provider registered with Homes England (formerly The Homes & Community Agency), which receives its funding directly from local authorities
- Annual CPI-linked Rent Reviews
- Recently refurbished large care home in picturesque village
- VAT-free investment

### Location

**Miles:** 3 miles south of Melton Mowbray  
12 miles north-east of Leicester

**Roads:** A606, A607

**Rail:** Melton Mowbray Railway Station

**Air:** Birmingham Airport, East Midlands Airport

### Situation

Great Dalby is a picturesque village located some 3 miles south of Melton Mowbray. The property is situated on the western side of Nether End, at its junction with Main Street. Great Dalby provides local amenities including a village pub and a local primary school.

### Description

The property comprises a large detached recently refurbished specialist supported living care home with 6 bedrooms (3 en-suite bathrooms), dining hall, kitchen, lounge, utility room, conservatory, 2 bathrooms, a self-contained ground floor flat (1 bedroom, kitchen/dining/living room, shower room) and a chalet bungalow to the rear (2 bedrooms, kitchen/living/dining rooms, shower room). The property benefits from a large garden to the rear and parking for several cars. The property has a total site area of about 0.9 acres.

### Tenure

Freehold.

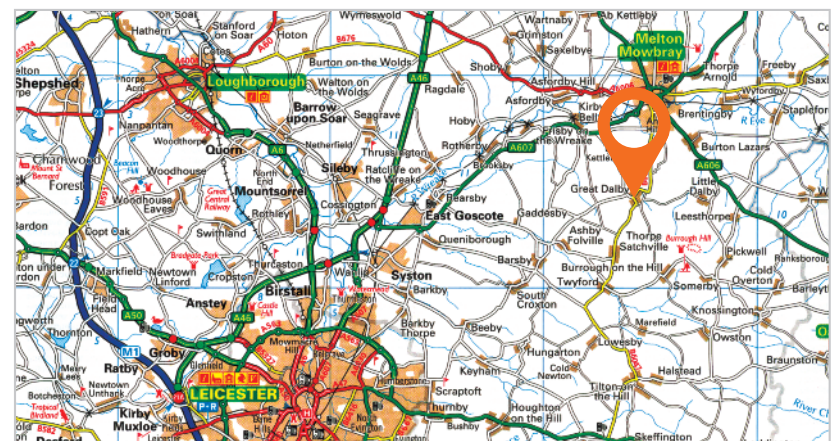
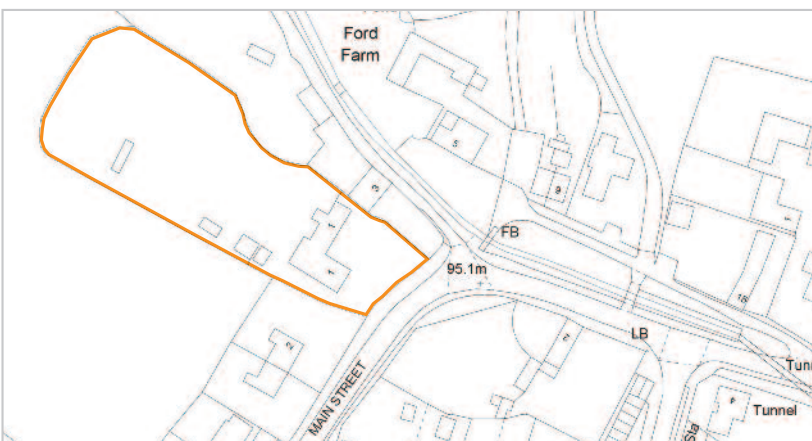
### VAT

VAT is not applicable to this lot.

### Viewings

There will be one block viewing date for this property. Please contact George Watkins  
E: george.watkins@acutus.co.uk

### Seven Week Completion



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