

6 Ouse Drive,
Wetherby, North Yorkshire LS22 7UQ

Freehold Care Home Investment

Lot 32

£35,342.40 per annum
 exclusive



Tenancy and accommodation

Floor	Accommodation	Tenant	Term	Rent p.a.x.	Reviews
Ground/First	4 bedrooms (1 en-suite), 2 reception rooms, dining room, kitchen, storage room, utility room, bathroom and WC	PROGRESS HOUSING ASSOCIATION LIMITED (1)	20 years from 22/12/2008 until 21/12/2028 on a full repairing and insuring lease	£35,342.40	Uncapped RPI linked rent reviews on 22/12/2018 and annually thereafter
Total				£35,342.40	

(1) Progress Housing Association Limited is a subsidiary of Progress Housing Group, one of the UK's leading social housing providers, providing high quality housing solutions for individuals with a range of support needs. Progress Housing Association covers over 100 local authorities, providing more than 3,100 units of accommodation. For the year to 2017, Progress Housing Group reported a turnover of £74.5 million and net assets of £238 million (Source: www.progressgroup.org.uk - Report & Accounts - 11/06/2018).

NB: The Property is subject to an option to purchase in favour of Progress Care Housing Association Limited. The option can be exercised at any time during the term of the lease on three months' notice. The option to purchase expires if it has not been exercised three months from the date on which the lease expires. The option to purchase would be the greater of OMV or £295,000.

Key Details

- Let to Progress Housing Association Limited – a social housing provider registered with Homes England, which receives its funding from Local Authorities
- Lease expires December 2028
- Uncapped Annual RPI Rent Reviews
- Located in a predominantly residential location close to Wetherby town centre
- VAT-free Investment

On Behalf of Trustees

Location

Miles: 1 mile north of Wetherby town centre
 13 miles north-east of Leeds city centre
 Roads: A661, A1(M) (junction 46)
 Air: Leeds/Bradford Airport

Situation

The property is situated in a predominantly residential area, approximately one mile north of Wetherby town centre. The property benefits from a number of local amenities including a nearby primary school and Co-op Food store.

Description

The property comprises a detached care home arranged on the ground and first floor. The property benefits from off-street parking.

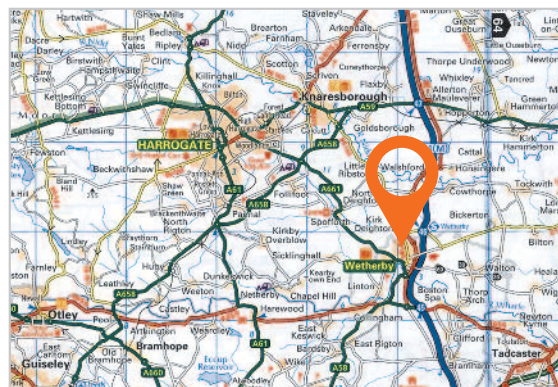
Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion



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