

Lot 62

£18,996.36 per annum exclusive

83 Hurlingham Road, Walton, Liverpool, Merseyside L4 9SP Freehold Care Home Investment



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 August 2024
- Uncapped Annual RPI Rent Reviews
- Located in a predominantly residential location close to Asda Superstore and Walton town centre
- VAT-free Investment

On Behalf of Trustees

Location

Miles: 0.6 miles north-east of Walton town centre
3 miles north-east of Liverpool city centre

Roads: A59, A580, M57 (junction 4)

Rail: Walton Railway Station

Air: Liverpool John Lennon Airport

Situation

The property is situated in a predominantly residential area on Hurlingham Road, at its junction with Grandison Road, some 0.6 miles north-east of Walton town centre. Asda Superstore is located nearby, with other local amenities including B&M Home Store and Lloyds Pharmacy just a short walk away.

Description

The property comprises a semi-detached care home arranged over ground and first floors. The property benefits from off-street parking.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

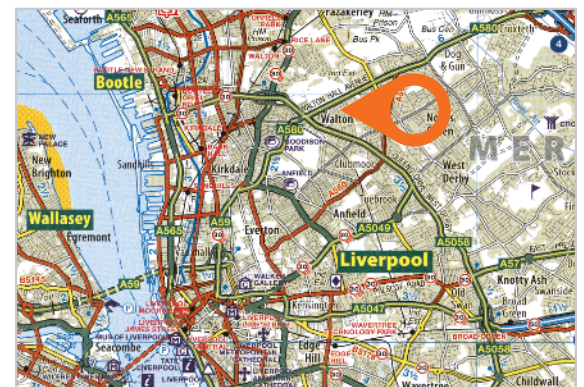
Six Week Completion

Tenancy and accommodation

Floor	Accommodation	Tenant	Term	Rent p.a.x.	Reviews
Ground/First	4 bedrooms, 2 reception rooms, kitchen/dining room, 2 bathrooms	PROGRESS HOUSING ASSOCIATION LIMITED (1)	20 years from 25/08/2004 until 24/08/2024 on a full repairing and insuring lease	£18,996.36	Uncapped RPI linked rent reviews on 25/08/2018 and annually thereafter
Total				£18,996.36	

(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 by Progress Care Housing Association Limited serving notice confirming that the property is and has been vacant for a period of more than three months. The option to purchase expires if it has not been exercised by 24th May 2024. The option to purchase would be the greater of OMV or £181,518.



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