

11 Victoria Road, Lytham St Annes, Lancashire FY8 1LE

Virtual Freehold Care Home Investment

Lot 40

£43,264 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Ground	2 x 1 bed flat	75.06 sq m	(808 sq ft)	INCLUSION	21 years from	£43,264	Annually from
First	1 x 2 bed flat	55.80 sq m	(600 sq ft)	HOUSING	2019 on a full		April 2021.
Second	1 x 1 bed flat	40.54 sq m	(436 sq ft)	COMMUNITY	repairing and		Linked to CPI
Basement	Cellar	26.16 sq m	(281 sq ft)	INTEREST	insuring lease (2)		(3)
Garage	Admin Office	39.96 sq m	(430 sq ft)	COMPANY (1)			(2040)
Total		235.52 sq m	(2,524 sq ft)			£43,264	

- (1) Inclusion Housing Community Interest Company (CRN 061 69583) was incorporated in March 2007 and for the year ending 31st March 2018 reported a turnover of £21,609,310, pre-tax profits of £1,583,007 and a total net worth of £2,758,186 (Source: Experian Group 24/09/2019).
- (2) The lease provides for a landlord only option to extend for 4 years.
- (3) The lease provides for annual Consumer Price Index (CPI) linked rent reviews with the first on the first Monday in April 2021.

Key Details

- Let to Inclusion Housing Community Interest Company until 2040 (no breaks) with a landlord option to extend by 4 years
- Annual rental increases in line with Consumer Price Index from April 2021
- Held in a Single Purpose Vehicle (SPV) available under separate negotiation
- Located in an affluent and attractive town

Location

Miles: 50 miles north-west of Manchester
14 miles west of Preston

Roads: A583, A584, M55 (Junction 4)

Rail: St Annes-on-Sea Railway Station

Air: Liverpool John Lennon Airport, Manchester Airport

Situation

St Annes is a popular and affluent Lancashire resort town famous for the Royal Lytham & St Annes Golf Club, a regular on the Open Championship rotation. The property is situated in a predominantly residential area some 0.5 miles from St Annes-on-the-Sea train station with a number of local amenities located nearby.

Description

The property is a substantial specialist supported living care home comprising 3 x one bedroom self-contained flats and 1 x two bedroom self-contained flat. The property benefits from a former garage building to the rear that has been converted into an administrative office.

Tenure

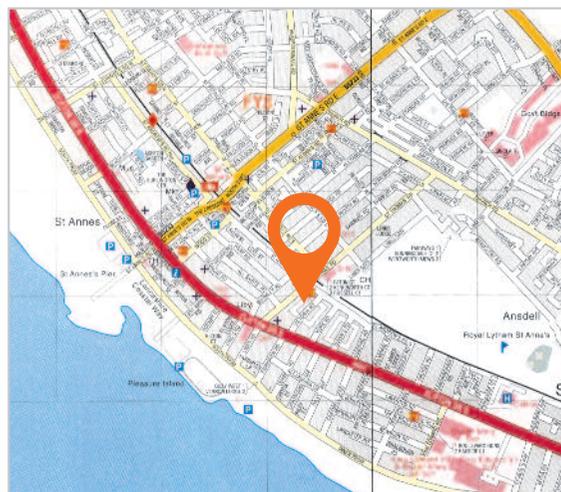
Virtual Freehold. Held for a term of 999 years from 21/04/1898 at a fixed rent of £3.44 per annum exclusive.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

Available from the legal pack at acuitus.co.uk



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