

# Lot 38

£39,520 per annum exclusive

## 1 Wensleydale Close, Aspley, Nottingham, Nottinghamshire NG8 5FY

Freehold Care Home Investment



### Key Details

- Let to Inclusion Housing Community Interest Company until 2042 (no breaks)
- Annual rental increases in line with Consumer Price Index from April 2021
- Held in a Single Purpose Vehicle (SPV) available under separate negotiation

### Location

**Miles:** 2 miles north-west of Nottingham city centre  
29 miles north of Leicester  
38 miles south-east of Sheffield

**Roads:** A610, A52, M1

**Rail:** Nottingham Railway Station, Bulwell Railway Station

**Air:** East Midlands Airport

### Situation

The property is situated in a predominantly residential suburb some 1.5 miles south-west of Nottingham University Hospital. Nearby occupiers include Greggs, Esso petrol station, Halfords and Domino's Pizza.

### Description

The property is a substantial specialist supported living care home comprising 4 bedrooms. The property benefits from a garden at the rear and a garage and off-street parking at the front.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Energy Performance Certificate

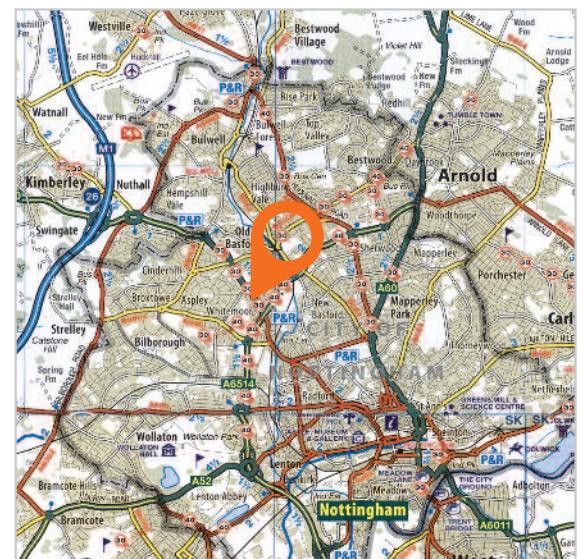
Band C. See legal pack at acutus.co.uk

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Ground and First	4 bedroom house	142.90 sq m (1,538 sq ft)	INCLUSION HOUSING COMMUNITY INTEREST COMPANY (1)	22 years from 07/01/2020 on a full repairing and insuring lease	£39,520	Annually from April 2021. Linked to CPI (2) (06/01/2042)
<b>Total</b>		<b>142.90 sq m (1,538 sq ft)</b>			<b>£39,520</b>	

(1) Inclusion Housing Community Interest Company (CRN 061 69583) was incorporated in March 2007 and, for the year ending 31st March 2019, reported a turnover of £28,287,000, pre-tax profits of £1,882,000 and a total net worth of £4,269,000 (Source: Experian Group 14/01/2020).

(2) The lease provides for annual Consumer Price Index (CPI) linked rent reviews with the first on the first Monday in April 2021.



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