

Lot 37

£39,520 per annum exclusive

41 Staindale Drive, Aspley, Nottingham, Nottinghamshire NG8 5FU 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 off-street parking at the front.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

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	105.20 sq m (1,132 sq ft)	INCLUSION HOUSING COMMUNITY INTEREST COMPANY (1)	25 years from 31/01/2020 on a full repairing and insuring lease	£39,520	Annually from April 2021. Linked to CPI (2) (30/01/2045)
Total		105.20 sq m (1,132 sq ft)			£39,520	

- (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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