

Lot 16

£19,760 Per Annum
Exclusive

4 London House, Hatherleigh, Okehampton, Devon EX20 3JH

Freehold Assisted Living Investment



Key Details

- Let to Dedicated Housing Limited until 2045 (no breaks)
- Annual rental increases in line with Consumer Price Index
- Nearby occupiers include Co-op Food and Texaco.

Location

Miles: 27 miles west of Exeter
35 miles north of Plymouth

Roads: A386, A30

Air: Exeter Airport

Situation

The property is situated in a predominantly residential suburb approximately 6 miles north of Okehampton. Nearby occupiers include Co-op Food and Texaco.

Description

The property is a substantial specialist supported living home arranged over ground, first and second floors, comprising 2 bedrooms.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

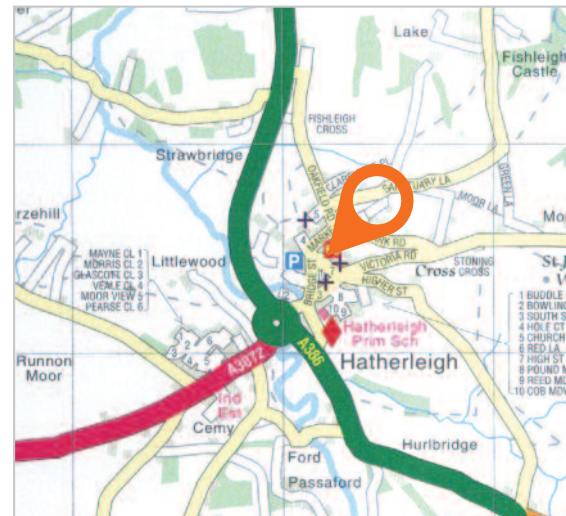
Energy Performance Certificate

Available from the legal pack at acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/(Re version)
Ground, First and Second	2 Bedroom House	87.00 sq m (936 sq ft)	DEDICATED HOUSING LIMITED (1)	25 years from 06/01/2020 on a full repairing and insuring lease	£19,760	Annually Linked to CPI (2) (05/01/2045)
Total		87.00 sq m (936 sq ft)			£19,760	

- (1) Dedicated Housing Limited (CRN 09053192) was incorporated on the 22nd May 2014 and is rated as "Very low risk" on SmartSearch, (Source: SmartSearch 24/04/2020). Dedicated Housing Limited, operating as Dedicated Housing, is a charity registered with the Charity Commission of England and Wales under number 1160249.
- (2) The lease provides for annual Consumer Price Index (CPI) linked rent reviews.



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