

# Lot 26

£81,120 Per Annum  
Exclusive

## 126 Hermitage Woods Crescent, Woking, Surrey GU21 8UH Freehold Assisted Living Investment



### Key Details

- Let to Dedicated Housing Limited until 2045 (no breaks)
- Annual rental increases in line with Consumer Price Index
- Held in a Single Purpose Vehicle (SPV) available under separate negotiation
- Nearby occupiers include Co-op Food, Sainsbury's, Costcutter and Rowlands Pharmacy

### Location

**Miles:** 6 miles north of Guildford, 23 miles south-west of Central London  
**Roads:** A3, M25 (Junction 10/11)  
**Rail:** Woking Railway Station (25 min to London Waterloo)  
**Air:** London Heathrow Airport, London Gatwick Airport

### Situation

The property is situated in a predominantly residential suburb approximately 2 miles south-west of Dorking Town Centre. Nearby occupiers include Co-op Food, Sainsbury's, Costcutter and Rowlands Pharmacy.

### Description

The property is a substantial specialist supported living home arranged over ground and first floors, comprising 6 bedrooms. The property benefits from a garden at the rear and off street parking and a garage at the front.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion

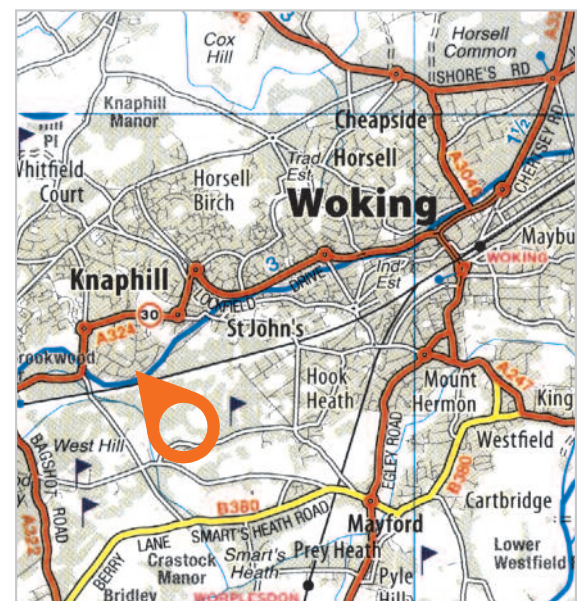
### Energy Performance Certificate

Available from the legal pack at acuitus.co.uk

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Ground and First	6 Bedroom House	132 sq m (1,420 sq ft)	DEDICATED HOUSING LIMITED (1)	25 years from 06/01/2020 on a full repairing and insuring lease	£81,120	Annually Linked to CPI (2) (05/01/2045)
<b>Total</b>		<b>132 sq m (1,420 sq ft)</b>			<b>£81,120</b>	

- (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.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

**Acuitus**  
John Mehtab  
+44 (0)7899 060 519  
john.mehtab@acuitus.co.uk

**Acuitus**  
Billy Struth  
+44 (0)7824 705 955  
billy.struth@acuitus.co.uk

**Seller's Solicitors: Browne Jacobson**  
Helen Taylor  
+44 (0)330 045 2761  
helen.e.taylor@brownejacobson.com