

Lot 33

£71,760 Per Annum
Exclusive

11 Woodside Avenue, Dersingham, Kings Lynn, Norfolk PE31 6QE

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, Spar and Boots

Location

Miles: 33 miles north-east of Peterborough
43 miles north of Cambridge

Roads: A10, A47, A149

Rail: King's Lynn Railway Station

Air: London Stansted

Situation

The property is situated in a predominantly residential suburb approximately 7 miles north-east of King's Lynn Town Centre. Nearby occupiers include Co-op Food, Spar and Boots.

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 a double garage and off-street parking at the front.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

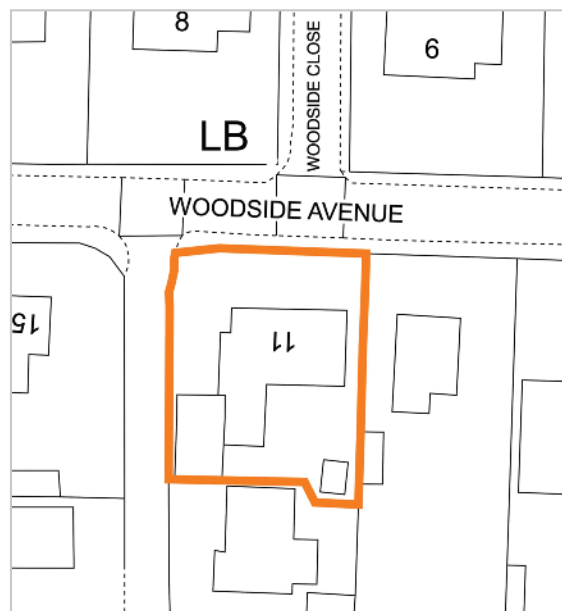
Available from the legal pack at acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Ground and First	6 Bedroom House	177 sq m (1,905 sq ft)	DEDICATED HOUSING LIMITED (1)	25 years from 06/01/2020 on a full repairing and insuring lease	£71,760	Annually Linked to CPI (2) (05/01/2045)
Total		177 sq m (1,905 sq ft)			£71,760	

(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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