

Lot 20

£11,531.98 per annum

35 Marshall Lane, Northwich, Cheshire CW8 1JU Freehold Assisted Living Charity Let Investment



Key Details

- Let to Newcare Housing Society (a Registered Charity)
- 20 year lease expiring April 2036 (no breaks)
- RPI Rent Reviews increasing annually every April
- Residential location close to local shopping facilities, various schools and Greenbank Train Station (5 minute walk)
- VAT-free Charity-Let Investment

Location

Miles: 1 mile south-west of Northwich Town Centre
13 miles north of Crewe
22 miles south-west of Manchester

Roads: A49, A533, A556

Rail: Greenbank

Air: Manchester Airport

Situation

Northwich lies approximately 13 miles north of Crewe and 22 miles south-west of Manchester within the heart of Cheshire. Northwich benefits from good road communication links being close to the A556 and A49 arterial routes and within 6 miles of J10 of the M56 motorway. The property is situated on the north side of Marshall Lane, within a predominantly residential location and within 0.3 miles of Greenbank Train Station. Various Schools are located nearby and nearby occupiers include Tesco Express, Premier Express Convenience Store and various independent shops, cafe's and takeaways.

Description

The property comprises an end of terrace two storey residential property arranged with an entrance hall, living room, dining room, kitchen, WC on the ground floor and a further reception room as an extension, with three bedrooms and a bathroom on the first floor. The property benefits from a driveway and paved garden to the front as well as a garage, and a garden to the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

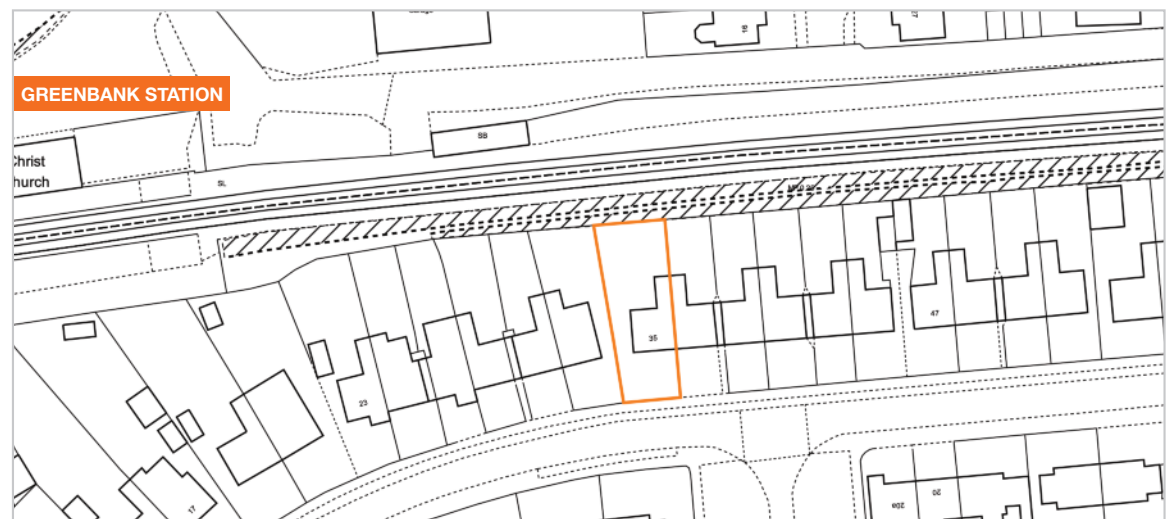
Energy Performance Certificate

D. See legal pack at www.acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Gross Internal Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground First	Residential (3 bedrooms, living room, reception room, dining, kitchen, bathroom & 1 WC)	53.30 sq m (574 sq ft) 42.90 sq m (462 sq ft)	NEWCARE HOUSING SOCIETY (1)	20 years from 26/04/2016 until 25/04/2036 on a full repairing and insuring lease	£11,531.98	Annual RPI rent reviews capped at 1.04% pa
Total		96.20 sq m (1,036 sq ft)			£11,531.98	

(1) Newcare Housing Society (charity number CN1058240) were formally known as Newcare Foundation. The Charity was incorporated in 1991 and aims to promote the support of persons who require special care, education or training. The property is sublet to One2One Cheshire Ltd who operate as a supported living provider.



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