

Lot 24

£17,297.97 per annum

3 Milner Road, Northwich, Cheshire CW8 1JF 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 a cul-de-sac of only five properties facing onto a public green in a predominantly residential location within 0.2 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 a semi detached two storey residential property with a living room/dining area, kitchen, bedroom, shower room and WC on the ground floor. At first floor level there are six bedrooms with a bathroom and additional WC. The property also benefits from a tarmac driveway with a fenced lawn garden at the front, together with a further garden and paved patio to the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

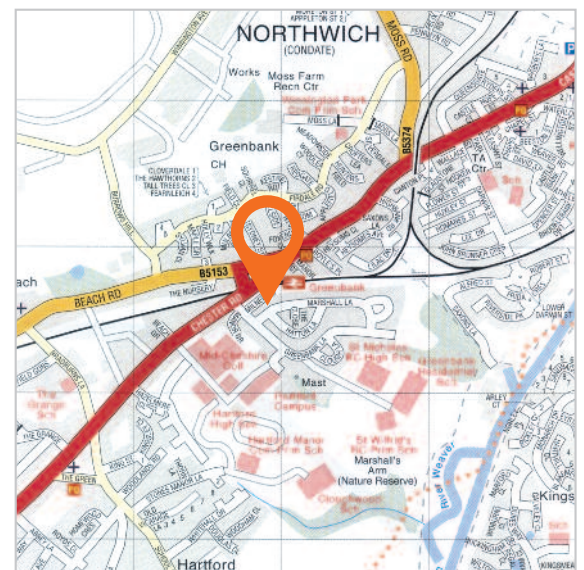
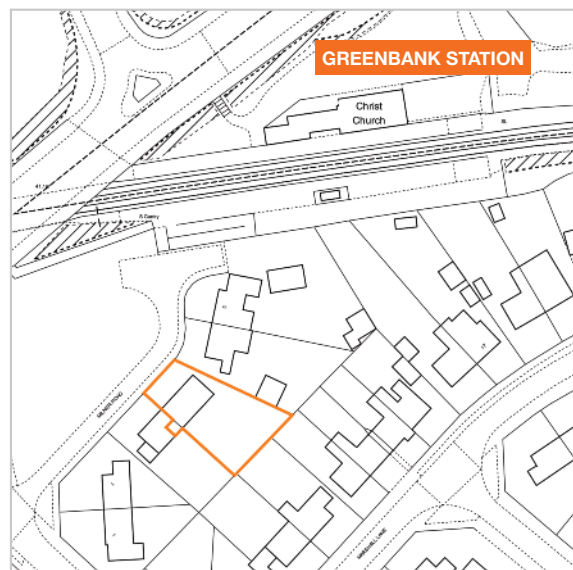
Energy Performance Certificate

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	Residential (7 bedrooms, living room/dining area, kitchen, bedroom, shower room, WC and bathroom)	75.04 sq m (808 sq ft)	NEWCARE HOUSING SOCIETY (1)	20 years from 26/04/2016 until 25/04/2036 on a full repairing and insuring lease	£17,297.97	Annual RPI rent reviews capped at 1.04% pa
First		78.03 sq m (840 sq ft)				
Total		153.07 sq m (1,648 sq ft)			£17,297.97	

(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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