

# Lot 24

£39,520 per annum exclusive

## 41 Staindale Drive, Nottingham, Nottinghamshire NG8 5FU Freehold Supported Living Investment



### Key Details

- Let to Inclusion Housing Community Interest Company until 2042 (no breaks)
- Annual rental increases in line with Consumer Price Index from April 2021
- Held in a Single Purpose Vehicle (SPV) available under separate negotiation
- VAT free investment

### Location

**Miles:** 2 miles north-west of Nottingham city centre  
29 miles north of Leicester  
38 miles south-east of Sheffield

**Roads:** A610, A52, M1

**Rail:** Nottingham Railway Station, Bulwell Railway Station

**Air:** East Midlands Airport

### Situation

The property is situated in a predominantly residential suburb some 1.5 miles south-west of Nottingham University Hospital. Nearby occupiers include Greggs, Esso petrol station, Halfords and Domino's Pizza.

### Description

The property is a substantial specialist supported living care home comprising 4 bedrooms. The property benefits from a garden at the rear and off street parking at the front.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

Band C. See legal pack.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Ground and First	4 bedroom house	105.20 sq m (1,132 sq ft)	INCLUSION HOUSING COMMUNITY INTEREST COMPANY (1)	22 years from 31/01/2020 on a full repairing and insuring lease	£39,520	Annually from April 2021. Linked to CPI (2) (30/01/2042)
<b>Total</b>		<b>105.20 sq m (1,132 sq ft)</b>			<b>£39,520</b>	

(1) Inclusion Housing Community Interest Company (CRN 061 69583) was incorporated in March 2007 and, for the year ending 31st March 2019, reported a turnover of £28,287,000, pre-tax profits of £1,882,000 and a total net worth of £4,269,000 (Source: Experian Group 14/01/2020).

(2) The lease provides for annual Consumer Price Index (CPI) linked rent reviews with the first on the first Monday in April 2021.



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)20 7034 4855  
+44 (0)7899 060 519  
john.mehtab@acuitus.co.uk

**Acuitus**  
**Billy Struth**  
+44 (0)20 7034 4854  
+44(0)7824 705 955  
billy.struth@acuitus.co.uk

**Seller's Solicitors: Howes Percival Solicitors**  
**Lisa Mantle**  
+44 (0)1908 247587  
lisa.mantle@howespercival.com