

**Lot 27, (see legal pack), Chatteris,
Cambridgeshire PE16**

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



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Property Information

Freehold Long Let Supported Living Investment with RPI Rent Reviews

- Let to a Supported Living Provider
- New 20 year lease from April 2021, expiring in April 2041 (subject to option)
- RPI Linked Rent Reviews
- Alternative Use Potential (subject to lease & consents)
- Includes a 2 storey detached annex & garden to the rear
- VAT-Free Investment

Lot

27

Auction

31/Mar/2022

Rent

£48,000 per Annum Exclusive

Status

Available

Sector

Medical/Healthcare

Auction Venue

Live Streamed Auction

Location

Miles

19 miles south-east of Peterborough, 21 miles north of Cambridge

Roads

A141, A142, A14, A1(M)

Air

London Stansted

Situation

Chatteris is an affluent and attractive market town in Cambridgeshire, about 21 miles north of Cambridge. Chatteris provides good access to the A1 (M) via A141. The property is located 1 mile north of the town centre in a predominately residential suburb.

Tenure

Freehold.

Description

The property comprises a three storey care centre. On ground floor 4 rooms, kitchen & shower room, on first floor 3 rooms and 2 bathrooms & on the second floor 3 rooms and a bathroom. The property includes a garden and 2 storey detached annex to the rear and off Street parking to the front.

VAT

VAT is not applicable to this lot.

Planning

The property may benefit from future redevelopment for a variety of uses, subject to all necessary consents/permissions and current tenancy. Interested Parties are referred to Fenland District Council: T: 01354 654 321 E: info@fenland.gov.uk

Viewings

There will be no viewings of the property. Interested Parties are requested not to visit the property.

EPC

See legal Pack

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Tenancy & Accommodation

Use	Floor	Tenant	Term	Rent p.a.x.	Rent Review
Children's Care Home	Ground - 4 rooms, kitchen & shower room First - 3 rooms & 2 bathrooms Second - 3 rooms & bathroom	See Legal Pack	20 years from 16/04/2021 expiring 15/04/2041 (1)	£48,000	5 yearly RPI linked rent reviews, collared at 2% pa & capped at 4% pa.
Total				£48,000	

(1) The lease is subject to a tenant option to determine on 16/04/2031

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