

For Sale. Edgware Middlesex. Substantial 27 Bedroom Care Home, Registered For 32.

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# Whitchurch Lodge 154-160 Whitchurch Lane Edgware, Middlesex HA8 6QL

- Imposing Parade Of Properties
- On Plot Of Approx. 0.43 Of An Acre
- Fronting The Busy Whitchurch Road
- Only 2 Minutes From Central Edgware
- Close Canons Park Station (Jubilee Line)
- Suit Many Alternative Uses (C2 or D1)

### **Description**

On a plot of some 0.43 of an acre and comprising a detached 27 room Care Home (23 singles, 14 with ensuite, and 4 doubles). Registered for 32 residents. Parking to the front for 10-11 cars. Rear gardens. The Home has been in the same hands since 1993, and is now being offered for sale as part of our Clients retirement plans.

#### Location

Edgware is a district of north London in the Borough of Barnet, some 10 miles north-northwest of Charing Cross. The town has its own very vibrant commercial centre, is generally suburban in character, and benefits from some elevated woodland on a high ridge marking the Hertfordshire borders. The town is identified in the London Plan as one of the capital's 35 major centres.

### **The Property**

Comprising an impressive parade of substantial properties, having been adapted a number of years ago. There are a total of 27 rooms, comprising 23 singles rooms, 14 of which have en-suite facilities, and 4 double rooms. The ground floor also provides additional accommodation including a Conservatory, large Residents Lounge, Dining Room, Commercial Kitchen, Laundry Room and Office. To the front, a car park for 10-11 cars and lawned rear gardens.













### **Trading Information**

The accounts of the business for the year ended 30th September 2016 show sales of £898,866. Copies of these, as well as those for the previous 2 years, are available to parties able to provide the necessary bona fides.

## **CQC Report**

A copy of the April 2017 report is available on request. This shows that the Home was classed as 'Good' across the 5 key sectors.

#### **Tenure**

Freehold.

#### **Business Rates**

The current use of the properties results in 100% Business Rates Relief.

## **Asking Price**

Offers invited circa £3.25m

### **Method Of Sale**

The property and trading entity are being offered for sale by way of share transfer.

# **Legal Fees**

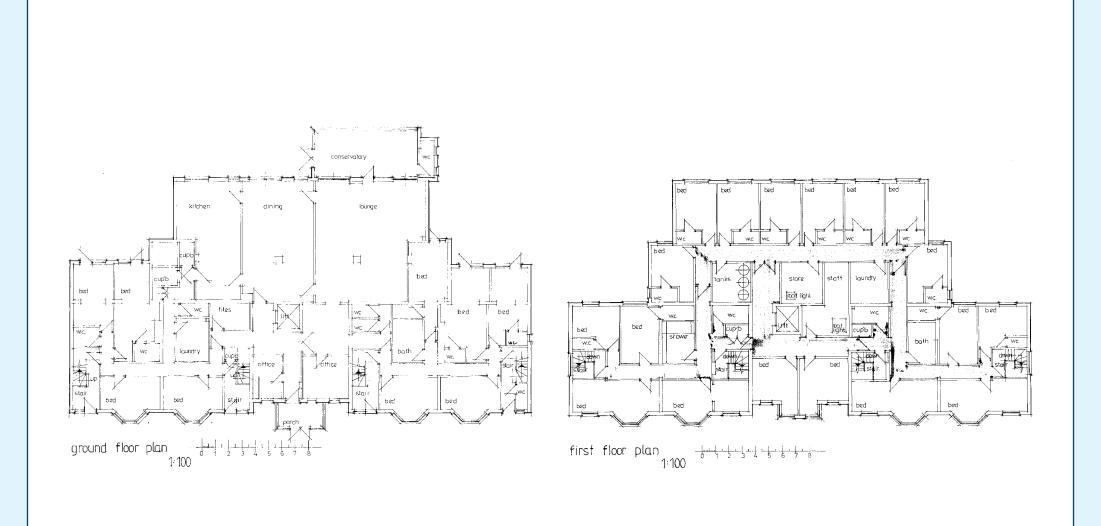
Each party is to be responsible for their own legal fees.

#### **Viewing**

All arrangements to inspect the property are to be made via Gerard Biagioni of Dedman Gray

Tel: 01702 311 037

Email: gerard@dedmangray.co.uk Website: www.dedmangray.co.uk





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