

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



**DEDMAN
GRAY**

01702 311037

www.dedmangray.co.uk

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

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 en-suite, 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



