



GOLDCREST LODGE

NEAR PETERSFIELD



FOR SALE
SPECIALIST HEALTHCARE INVESTMENT

Investment Opportunity

CURRENT INCOME:

£69,000 PAX

SALE PRICE:

£1,135,000 EX VAT

NET INITIAL YIELD:

5.75%

The property is let on a full repairing and insuring lease to Omega Elifar Limited (www.omegaelifar.com) for a term of 15 years granted from 31st October 2023. The lease is excluded from the landlord and tenant act.

This attractive detached building has been converted to provide respite care for up to 6 children with physical or learning disabilities and is Ofsted registered.

The property is split to provide a two-storey front element to the front which has been converted from a former house to provide children's care home with 6 bedrooms and associated facilities including bathrooms, lounges, break out spaces and kitchen. To the rear is a single storey stone built office which is used as the tenants head office.

The property benefits from a large secure rear garden and parking to the side of the property. The accommodation comprises 6,544 sq ft / 608 sq m on a site area of 0.55 acres

 **Current Income**
£69,000.

 **Uncapped RPI Rent**
Reviews every 5 yrs.

 **Freehold.**

 **608 sqm / 6,544 sq ft**

 **Unbroken 15 year lease.**

 **Not Elected for VAT.**

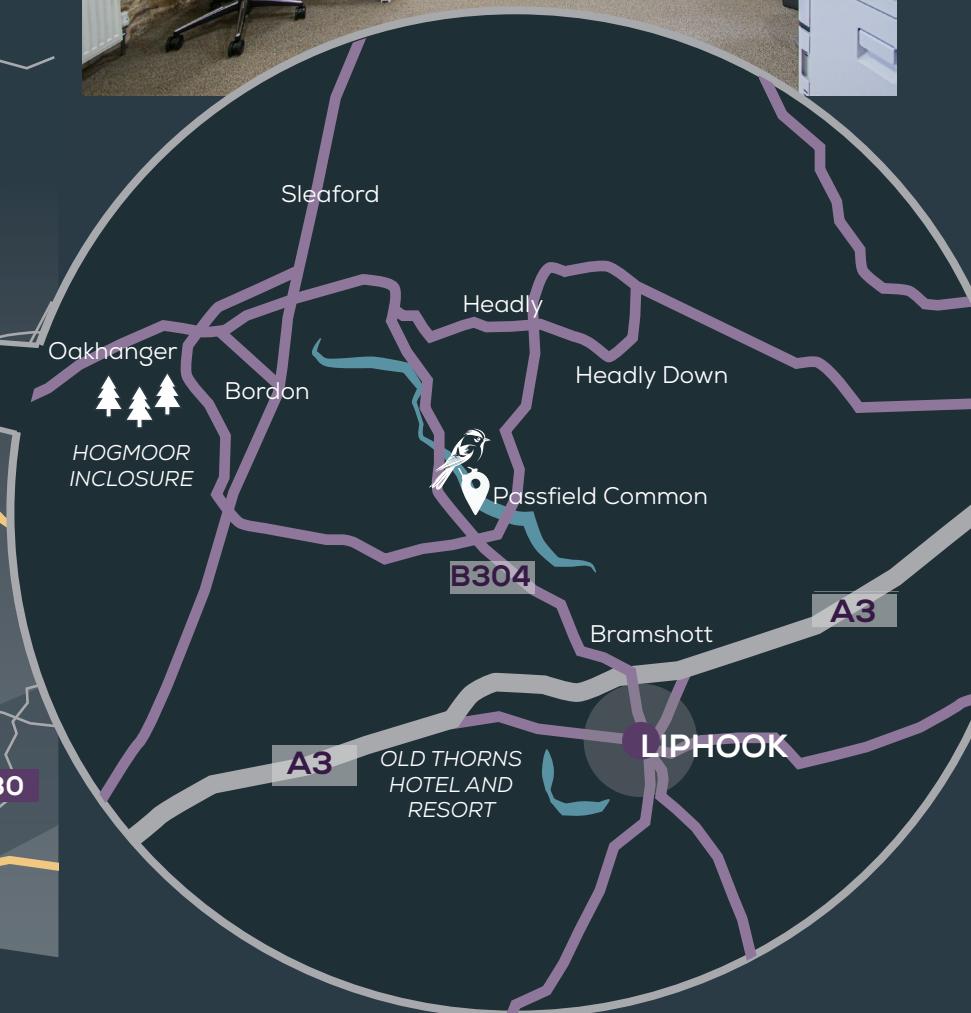
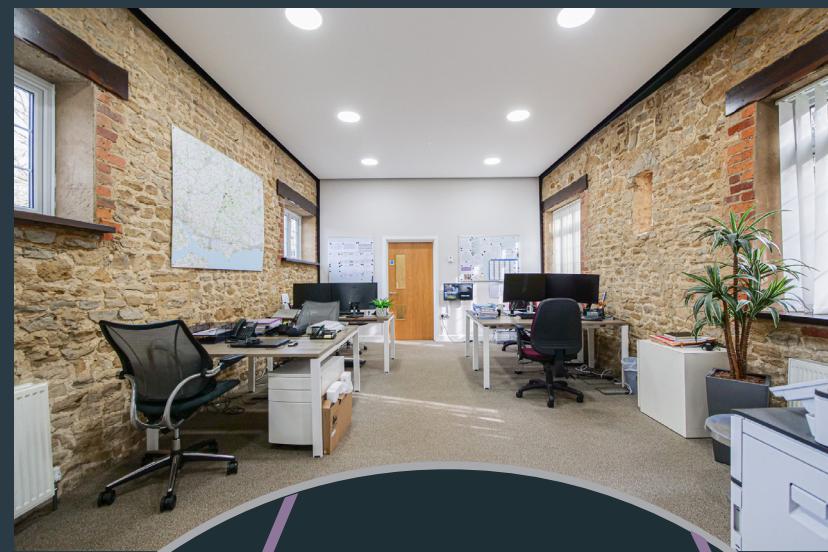
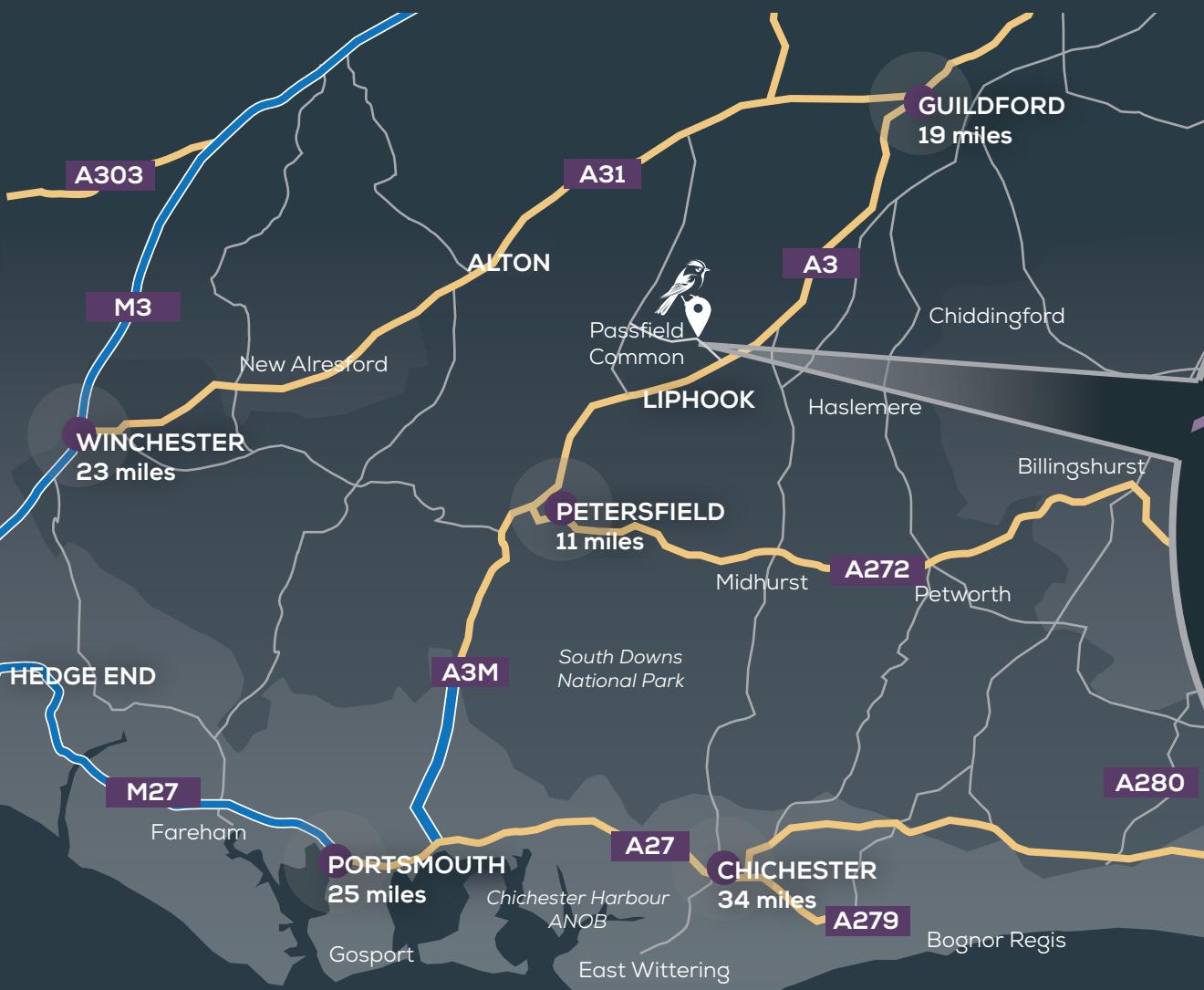


Location

GOLDCREST LODGE, PASSFIELD COMMON, LIPHOOK, GU30 7RL

Goldcrest Lodge is located on the B304, in an attractive rural setting opposite the common, with a National Trust Woodland adjacent.

There are good transport links located nearby with the A3 2.4 miles to south east and 2.7 miles to the town of Liphook. London is accessible in approximately 1hr 26 mins.





Further Information

VIEWINGS: Strictly by prior appointment by the sole agents Vail Williams

VAT: We have been advised by our client that the premises are not elected for VAT

PRICE: £1,135,000 exclusive of VAT

LEGAL FEES: Each party to bear their own costs

EPC RATING: B



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