



## **GOLDCREST LODGE, PASSFIELD COMMON, LIPHOOK, GU30 7RL**

**HEALTHCARE FOR SALE**

**6,544 SQ FT (607.96 SQ M)**





# Summary

## FOR SALE - SPECIALIST HEALTHCARE INVESTMENT

Available Size	6,544 sq ft
Price	£1,135,000 exclusive of VAT
Business Rates	Upon Enquiry
EPC Rating	B

- 608 sqm / 6,544 sq ft
- Unbroken 15 year lease
- Uncapped RPI Rent Reviews
- Current Income £69,000 pax
- Net Initial Yield - 5.75%
- Freehold
- 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 Details

## Description

The property is let on a full repairing and insuring lease to Omega Elifar Limited (<https://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.

## Viewings

Strictly by prior appointment by the sole agents Vail Williams.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Legal Fees

Each party to be responsible for their own legal costs incurred in the transaction.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.









## Enquiries & Viewings



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