

FREEHOLD CARE HOME
GLOUCESTERSHIRE
REF: 9443 GL



ASKING PRICE:
FREEHOLD: £470,000 + SAV

LOCATION

The care home is situated in the centre of a large residential area in an affluent village in Gloucestershire.

Parking is on street with a lay by for residents outside the bungalow which overlooks the village green.

THE BUSINESS

Advent Business Sales is pleased to have been instructed to offer to the market this freehold care home which currently has 3 residents who have learning disabilities and mental health problems.

The business, which was founded by the present vendors over 20 years ago is only now being reluctantly offered for sale as they are planning to emigrate to France.

The property is very well laid out and maintained to a high standard with a new owner able to take over and trade immediately and have no remedial work to do.

The 3 current residents have all stayed for many years and health permitting will likely stay for many more.

The care home has an excellent working relationship with the local authorities as she has always ensured the residents have clean and comfortable surroundings and a good atmosphere.

The vendor works full time in the business with the help of one full time employee. She is quite happy to do a hand over period to ensure a smooth transition and will remain in contact after the sale for as long as it is needed. REF; 9443GL

TRADING HOURS

As required

EXPANSION POTENTIAL

The property is currently configured for a care home to run alongside a family home. Should it be run as a care home only, it could have a further 3 live in residents with the rear gym room being converted into an office/sleeping room for a live in supervisor. This could potentially double the existing income.

FINANCIAL INFORMATION

We have been advised by the vendor of the following:

	To March 2008	To March 2007
Annual fee income	103,463	97,243
Adjusted net profit	64,869	67,901



Accounts will be made available to interested parties after a viewing has taken place.

Please let us know if you require finance for the purchase of a business.

BUSINESS PREMISES

An extended and well maintained corner plot bungalow which briefly comprises:

Ground Floor

Front aspect overlooking the village green, front garden path leading to porch entry into a hallway with 3 residents rooms off, lounge and a residents 3 piece bungalow with separate shower

Bedroom 1

Double bed, built in wardrobes, tv point, double glazed window overlooking the front garden

Bedroom 2

Single bed, twin and single wardrobes with connecting overhead cupboards, single radiator, tv point and double glazed window with awning overlooking the rear garden

Bedroom 3

Single bed, 2 double wardrobes with connecting overhead cupboards, single radiator, tv point, double glazed window overlooking side garden

Bathroom

3 piece suite, separate shower unit, single radiator, tiled floor, towel rail

Hallway

Alarm by door, meter cupboard, loft hatch with pull down ladder, loft is fully lagged

Lounge Dining Room

2 wall lights, 3 ceiling lights, double radiator, tv point, double window overlooking the front garden

Galley Kitchen

With 4 ring electric cooker, single sink with side drawer, tiled floor, range of wall and base storage units, microwave, upright fridge/freezer, washing machine



Utility Room off Kitchen

With oil fired boiler, range of wall and base storage units, fridge, washing machine, side door exit, leading into patio area of the garden



Family bathroom off the utility

With very modern 3 piece suite with whirlpool bath with shower over, 2 wall cupboards, marble tiled walls, heated towel rail, frosted double glazed window overlooking side garden

Lounge

Original wooden floor, 2 wall lights, single radiator, tv point, leading to:

Conservatory

Stoned tiled floor, double radiator, internet access, door into garden, airing cupboard, rear corridor with 3 bedrooms off

Bedroom 4

Double bed, single radiator, double glazed window overlooking side garden

Bedroom 5

Single bed, tv point, single radiator, built in cupboard, double glazed window overlooking rear garden

Bedroom 6

Single bed, tv point, single radiator, free standing cupboards, shelving, double glazed window overlooking rear garden

Gym Room in Garden

Or could be office, or sleeping room, spot lights, power points

Large rear garden

Half stoned and half grassed with small fence to separate 2 sheds. Large patio area, oil tank at side of house

TENURE: Freehold

We are advised that the annual business rates are currently: £1303

LEGAL COSTS:

Each party is responsible for their own legal costs.

VIEWING:

By appointment with the agent only