FOR SALE

PRIMARY CARE HOME
INVESTMENT OPPORTUNITY
- LET TO NHS TAYSIDE

KINGSWAY CARE CENTRE, KING'S CROSS ROAD, DUNDEE, DD2 3PT

NHS Tayside

Administration sale on behalf of Begbies Traynor (London) LLP



INVESTMENT SUMMARY

High quality care home investment opportunity in Dundee

Purpose built care home facility with 77 beds

Modern building with site extending to 4.53 acres (1.83 ha). Including an area of development land extending to 1.59 acres (0.65 hectares).

Let to The Scottish Ministers (NHS Tayside)

Recently re-geared lease expiring January 2030, with Tenant break options in January 2025 and January 2027

Passing rent of £558,785 per annum with 5 yearly, open market rent review provisions

Heritable Interest (Scottish Equivalent of English Freehold)

We are seeking offers in excess of £5,244,000 for our client's heritable interest which reflects a net initial yield of 10%, after purchaser's costs of 6.58%





LOCATION

Dundee is Scotland's fourth largest city, with a population of approximately 147,000 which increases to almost 235,000 within 20 km of the city centre. The city lies approximately 60 miles north of Edinburgh, 25 miles east of Perth and 68 miles south of Aberdeen.

Road communications are excellent, with the A90/M90 linking Dundee to Perth, Stirling, Glasgow and Edinburgh. The A90 provides dual carriageway access north to Aberdeen with the A92 leading from the city centre northwards to Arbroath, Montrose and Stonehaven. The city benefits from regular train services to Edinburgh, Stirling and Aberdeen.

SITUATION

Kingsway Care Centre is situated on King's Cross Road, approximately two miles north west of the city centre and a quarter of a mile south of the A90. King's Road connects Harefield Road/ Strathmore Avenue (a main arterial route into the city centre) to the A90.

The immediate vicinity is of mixed use with a range of uses including residential, industrial and car showrooms. The subject property is also in close proximity to Kingsway Retail Park.

DESCRIPTION

The property was constructed in 2012 and provides an NHS care facility across two buildings. The facility comprises a total of 77 single occupancy en-suite bedrooms, eight resident's lounges, five dining rooms as well as other associated administrative and care facilities. The properties sit on a site area of approximately 4.53 acres (1.83 hectares) including an area of development land extending to 1.59 acres (0.65 hectares).

The main building sits to the front of the site overlooking the Kings Cross Road, there is a second building located to the rear of the site and there is car parking for approximately 60 vehicles with additional gardens and landscaping for the residents. The properties have been configured and fitted out by the NHS to be compliant with clinical standards of the NHS. The properties provide a mix of single-storey, two-storey and three-storey buildings.







ACCOMMODATION

A breakdown of the accommodation is as follows:.

Accommodation	Main Building	Secondary Building
7.000	• 48 Bedrooms - En Suite	• 29 Bedrooms - En Suite
Hospitality Services	1 Reception Area	• 2 Lounges
Hospitality Services	•	•
	1 Visitor Lounge	1 Cinema Room
	• 6 Lounges	 1 Multi Purpose Room
	 4 Dining Rooms 	 2 Dining Rooms
Clinical Services	 3 Sluice Rooms 	 2 Sluice Rooms
	• 3 Duty Rooms	• 1 Duty Room
	 4 Treatment Rooms 	• 1 Treatment Room
	 2 Therapy Rooms 	
Administration	• 13 Offices	
	 4 Meeting Rooms 	
	• 1 Nursing/Admin Room	
Back of House	• 1 Cloak Room	• 1 Laundry Room
	 Plant Rooms 	
	• 1 Kitchen	
	Staff Changing Rooms	
	Cleaners Room	
	 Locker Room 	
	Staff Room	
	 Central Wash Area 	

The properties also have a number of assisted bathrooms, stores and WC's



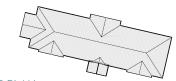




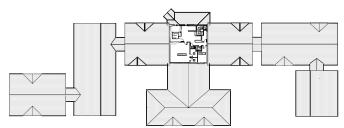


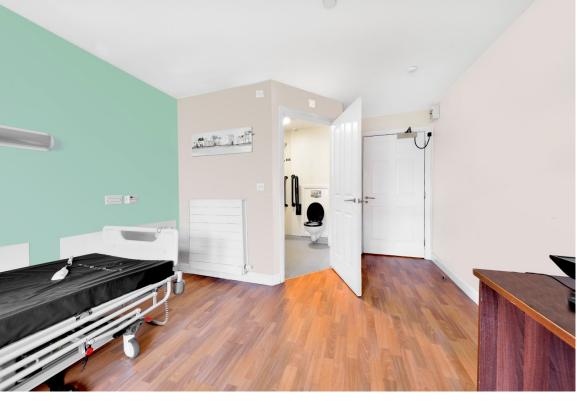






SECOND FLOOR PLAN





TENANCY

The subjects are let to The Scottish Ministers (NHS Tayside), who have been in occupation since July 2013. The Tenant has recently extended their lease for a further 10 years, commencing 14th January 2020. There is a Tenant only break option on the 5th and

7th anniversary of date of entry. The lease is drawn on Full Repairing and Insuring Terms, subject to a schedule of condition.

This initial passing rent is £558,875 per annum and is subject to five yearly upwards only rent reviews to Open Market Rental Value.







COVENANT

The Scottish Ministers is funded by the Government and is therefore, considered undoubted.

TENURE

Heritable interest (Scottish equivalent of English Freehold).

EPC

An Energy Performance Certificate (EPC) is available on request. The subjects have a current Energy Performance Certificate Rating of:

Building 1 - D

Building 2 - E

SITE

We estimate that site area extends to 4.53 acres (1.83 Hectares), measured from Edozo.

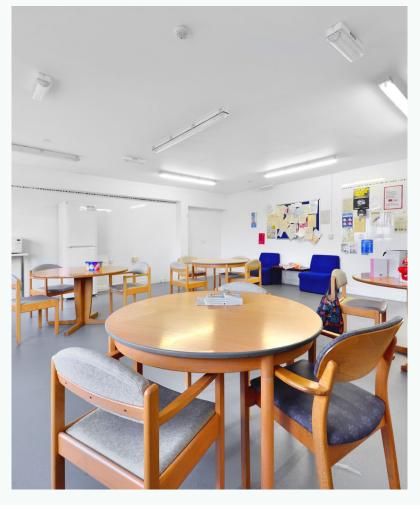
The site includes an area of development land extending to 1.59 acres (0.65 ha).

INVESTMENT PROPOSAL

We are instructed to seek offers in excess of £5,244,000 (Five Million, Two Hundred and Forty Four Thousand **Pounds)** for our client's Heritable interest, subject to contract and exclusive of VAT.

A purchase at this level would provide a **net initial yield of** 10%, after purchaser's costs of 6.58%





FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole agents:

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