

FOR SALE/TO LET

Trading Care Home Opportunity

Lambert
Smith
Hampton

On the instructions of a Private Care Home Operator

Primrose Court Care Home , 241 Normanby Road, Middlesbrough TS6 6SX



Freehold or leasehold sale available

- ✓ 20 bedrooms in total, 17 of which provide en-suite facilities
- ✓ Service category: Residential
- ✓ Fees of £525.48 per resident per week
- ✓ Registered Manager in place
- ✓ EPC – C - 53



Lambert Smith Hampton

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LOCATION

The property is situated to the southern section of Normanby Road at its junction with St Margaret's Grove close to the main junction with the A1085. It is within a residential area directly opposite South Tees Hospital Foundation Trust and Eston Surgery. It is in close proximity to an education centre and a number of retail shops running along the A1085 including Tesco's Express. A number of education centres, Eston Health Centre and Library, Tesco Extra and Cleveland Shopping Centre are in close proximity.

Communication links are good, with the town lying on the A19 trunk road which runs to the west of the town centre and the A66, which runs to the north. The A66 provides access to Darlington and the A1M. There is a regular rail service which connects Middlesbrough to Darlington where East Coast mainline rail connections can be made. Durham Tees Valley Airport is approximately 15 minutes' drive from the town centre. A bus stop is situated 20 yards from the home providing access to other locations within Middlesbrough.

DESCRIPTION

The property comprises a detached two storey building constructed in the late 19 century being set beneath a series of pitched roofs. To the front is a single storey conservatory and porch, whilst to the rear is a single storey section. The property was extended and modernised substantially around 1999.

Also to the front is a surfaced car park which can accommodate 5 vehicles and running to the St Margaret Grove elevation is an enclosed garden. To both the front and St Margaret's Grove elevation there are 2 double bay windows.

The property provides 18 single bedrooms, 2 double bedrooms, 17 of which provide en-suite facilities. The property is laid out to offer at ground floor 6 bedrooms (5 en-suites), a lounge, diner with adjoining quiet sitting area, bathroom, shower room, staff WC, kitchen, ancillary kitchen areas, hairdresser's stores, conservatory and medicine room. At first floor there are 14 bedrooms (12 with en-suites), a bathroom and shower room and to the attic space is a laundry, meeting room, staff room and office.

COUNCIL TAX

The property falls within Council Tax Band G of the relevant Local Authorities. The annual charge for Band G is £3,114.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of 53 (Band C). A copy of the Report and Certificate are available on request.

TENURE

The property is held freehold under Title Number CE61949.

THE OPPORTUNITY

This is a well presented care home registered in the categories of Residential and Residential EMI. On the day of the instruction there were 16 service users in residence.

STAFF

The home benefits from approximately 30 members of full and part time staff.

TRADING INFORMATION

Trading information is available upon request.

REGULATORY

The Care Home is registered with the Care Quality Commission to provide care for a maximum of 20 users.

TERMS

The freehold interest of the subject premises and goodwill of the business including the chattel assets. Price on Application.

Alternatively, consideration may be given to a new lease on terms to be agreed.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

For further information and strict viewing arrangements please contact:

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