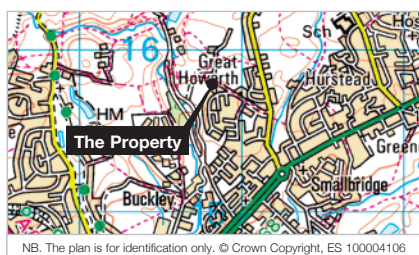


Rochdale Rydings School (Now Trading as Great Howarth School) Great Howarth Lancashire OL12 9HJ

- **Freehold Private School Investment**
- Let to Horizon Care and Education Group Ltd
- Lease expiry October 2022 (no breaks)
- Future redevelopment potential subject to obtaining all necessary consents
- Located in residential area
- Current Rent Reserved

£60,060 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Rochdale is an important commercial and retailing centre located approximately 12 miles north of Manchester, and serving a population of some 94,000. The town enjoys excellent road communications, being adjacent to the M62 Trans-Pennine motorway (Junctions 20 and 21).

The property is situated to the north of Rochdale, on the north side of Great Howarth which provides access to the A50 via Wardle Road. The surrounding area is predominantly residential.

Description

The property comprises a single storey school providing classrooms, hall, kitchen, WCs, staff and ancillary accommodation together with a secure external yard.

The property provides the following accommodation and dimensions:
Ground Floor (GIA) 1,230.5 sq m (13,245 sq ft)

Site Area Approximately 0.23 Hectares (0.57 Acres)

Tenancy

The entire property is let to HORIZON CARE AND EDUCATION GROUP LTD for 15 years from 4th October 2007 at a current rent of £60,060 per annum. The lease provided for an upward only rent review in the 7th year of the term. The lease contains full repairing and insuring covenants.

Tenant Information

Website Address: www.horizoncare.co.uk

For the year ended 31st August 2016, Horizon Care and Education Group Ltd reported a turnover of £19,042,381, a pre-tax profit of £1,557,798, shareholders' funds and a net worth of £2,906,653. (Source: riskdisk.com 05.06.2017.) In June 2012, NBGI Private Equity acquired a majority stake in Horizon Care. Horizon Care & Education provide both living accommodation and education facilities through its 33 residential homes and 6 schools. The schools are Ofsted registered independent special schools, which provide specialist education for children with social, emotional and mental health difficulties. (Source: www.horizoncare.co.uk)

Planning

Local Planning Authority: Rochdale Metropolitan Borough Council.
Tel: 01706 924305.

The property may afford potential for development subject to obtaining all necessary consents.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

EPC Rating 88 Band D (Copy available on website).

Viewings

There will be an accompanied block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@alltop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day.

In the subject box of your email please enter **Lot 44 Rochdale**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Priyanthy Paramanadan, Cavendish Legal Group. Tel: 0208 509 6800 e-mail: p.paramanadan@clglaw.co.uk

