



Tenure

Freehold.

Location

Liversedge, with a population of approximately 19,000, lies three miles north-west of Dewsbury on the A638. Access to Junction 26 of the M62 to the north is via the A638.

The property is situated on the east side of Roberttown Lane, a short distance from its junction with the A62.

Occupiers close by include Little Owl Barn Nursery, Spen Valley School and a number of residential dwellings.

Description

The property is arranged on ground and one upper floor to provide a care home with five bedrooms. The property benefits from a garden, shed and garage. The tenant is presently fitting out.

The property provides the following accommodation and dimensions:

Ground Floor	101.5 sq m	(1,093 sq ft)
First Floor	75.4 sq m	(812 sq ft)
Total	176.9 sq m	(1,904 sq ft)

Tenancy

The entire property is at present let to HORIZON CARE AND EDUCATION GROUP LIMITED for a term of 10 years from 28th March 2017 at a current rent of £33,000 per annum. The lease provides for a rent review in the fifth year of the term with an increase to a minimum of £35,547.60 per annum and 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 and a net worth of £2,906,653. (Source: riskdisk.com 10.01.2017.)

In June 2012, NBGI Private Equity (now known as Stage Capital (www.stagecap.com), a private equity firm backed by funds managed by Deutsche Bank and Goldman Sachs) acquired a majority stake in Horizon Care. Horizon Care provides both living accommodation and education facilities through its 33 residential homes and schools. The homes and the schools are all Ofsted registered for the provision of education of children with social, emotional and mental health difficulties. (Source: www.horizoncare.co.uk)

VAT

VAT is not applicable to this lot.

Stamp Duty (1)

It is understood that this property is 'a home or other institution providing residential accommodation for children' and thus the Stamp Duty Land Tax surcharge of 3% for the purchase of additional residential property does not apply. Please refer to the special conditions of sale.

Documents

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

Energy Performance Certificate

EPC Rating 59 Band D (Copy available on website).

No Viewings

Due to the sensitive nature of the occupiers, there will be no viewings. A video tour has been provided on the website.

Liversedge

71 Roberttown Lane West Yorkshire WF15 7NR

- **Freehold Care Home Investment**
- Let to Horizon Care and Education Group Ltd
- New 10 year lease (no breaks)
- Minimum fixed uplift on review
- Exempt from 3% stamp duty surcharge for additional residential property (1)
- Current Rent Reserved

£33,000 pa
with minimum uplift to
£35,547.60 in 2022

