

Pantera Property are instructed on
behalf of Yin Lee & Kevin Ley, acting
as Liquidators over Clevedon Care
Limited

Teesdale Lodge Nursing Home

Radcliffe Crescent, Thornaby, Stockton- On-
Tees, TS17 6BS

An opportunity to acquire the freehold
interest of Teesdale Lodge

Offers Invited

OPPORTUNITY

The property is a detached vacant care home situated within a 1.10 acre plot, currently registered for a maximum of 38 residents.

The care home was originally developed with 44 bedrooms, each with an ensuite toilet facility. Four bedrooms in the northeast wing have been adapted for ancillary use, however if this ancillary accommodation could be re-located elsewhere, the rooms could be returned to effective use if the registration was increased to 42. Two further bedrooms in the Oak Dementia Unit have been converted to a dining room.

The accommodation is arranged over one storey and measures 13,670 sq. ft according to the EPC.

- 42 leases over individual rooms.
- Ground Rent of £250 per annum per room.
- Rent at the initial rate of £250.00 exclusive of VAT per annum until 24 March 2049 (30 years) from and including 25 March 2049 up to and including 24 March 2079 the rent of £400.00 exclusive of VAT per annum (60 years) per room.
- EPC Rating – C.
- Access to a data room can be provided following signature of a Non-Disclosure Agreement (NDA).

Offers invited on the below bases;

1. **Freehold subject to 42 Leases over individual rooms.**
2. **Whilst Leases have been registered against the title offers are invited for the Unencumbered Freehold interest.**



Location

Thornaby-on-Tees, commonly referred to as Thornaby, is a town and civil parish on the River Tees's southern bank. It is in the Borough of Stockton-on-Tees, North Yorkshire, England.

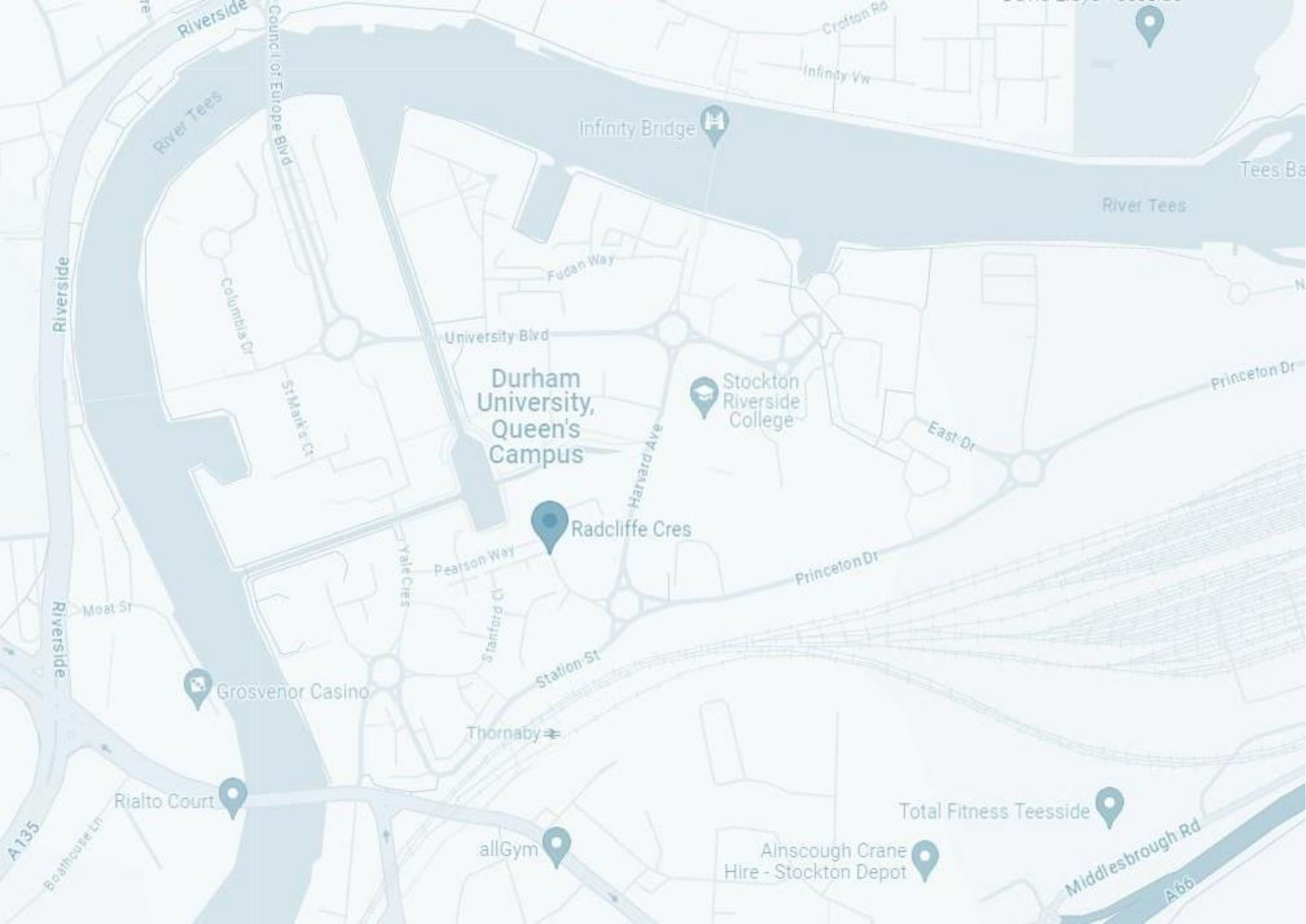
The property was built on the northeastern part of Thornaby Airfield and lies 2 miles southwest of Stockton-on-Tees, situated in a small business district in a prominent position, approximately a 5-minute drive from to Stockton-On-Tees Town Centre.

The home is located close to the Durham University Queen's Campus and Stockton Riverside Collage, 2 miles north of Thornaby.

The town is served by Thornaby Railway Station, operated and owned by Northern, who operate rail services to Newcastle, Sunderland, Darlington, Redcar and Whitby. TransPennine Express provides direct rail services to Leeds, Liverpool, Manchester and York.

Thornaby is served by the A19 to the towns east heading in a north and south direction. Further roads nearby serving the town is the A66 to the north, and the A174 heading south to Whitby.





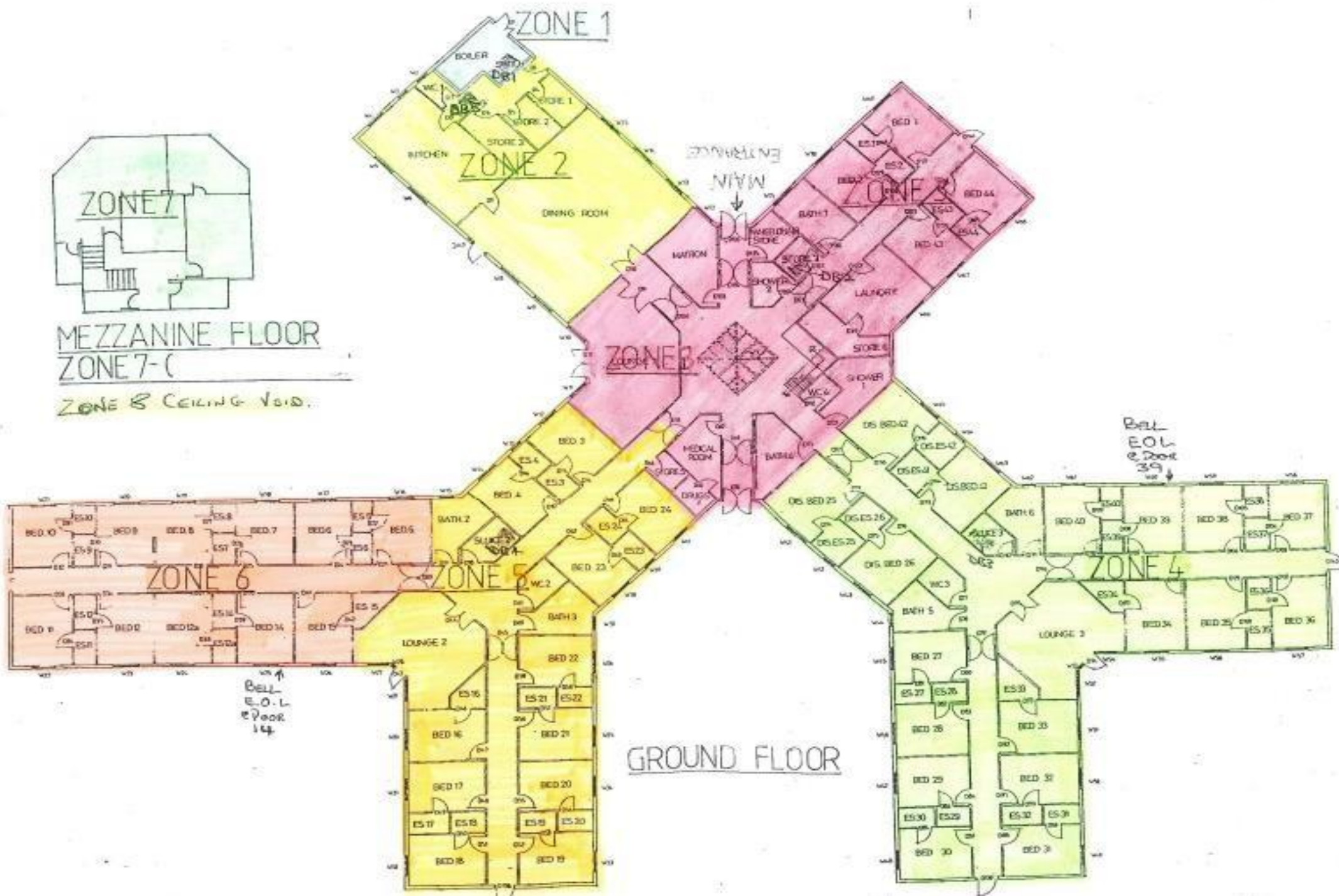
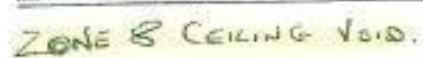
THE SITE

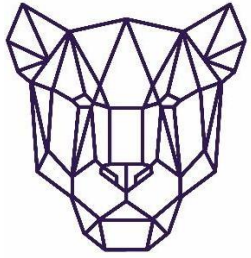


GALLERY









**PANTERA
PROPERTY**

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