

Alton House

22 Sunrise Avenue, Hornchurch RM12 4YS



Residential investment let on 25 year lease with uncapped annual CPI linked reviews

Executive Summary

- An opportunity to acquire a newly refurbished residential property providing specialist supported accommodation. Let on a new 25-year FRI lease to One CIC uncapped annual increases.
- The building is arranged as 19 self-contained units plus games room, staff office, staff accommodation, library, meeting rooms and communal lounge measuring 6,696 sq ft GIA (622 sq m).
- The property has been redeveloped to a high standard, increasing the energy efficiency of the building to EPC rating B.
- Planning consent granted for the conversion of the former care home to sui generis for the use of supported housing. Planning Ref: P0364.22.
- Alton House is ideally located in the popular Hornchurch 0.7 miles from Hornchurch Station (District Line).
- Current passing rent of £225,155 per annum.
- The property has a long-term nomination agreement with Havering Council.
- Council driven project and designed in partnership with Havering Council housing team.

Proposal

Offers in excess of **£2,650,000 (Two Million Six Hundred Fifty Thousand Pounds)** subject to contract.

A purchase at the asking price would reflect a Net Initial Yield of 7.98% assuming standard purchaser's costs.



Location



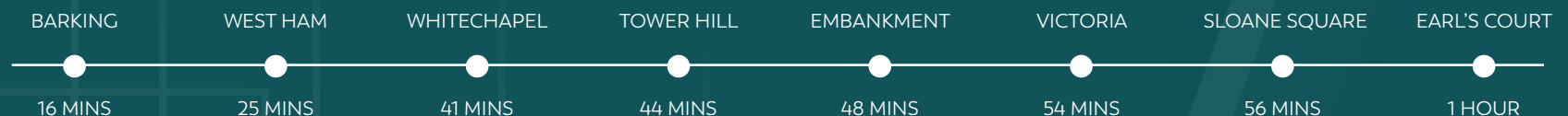
Hornchurch is located in the north east quadrant of Greater London within the London Borough of Havering.

The town is located 16 miles to the north east of Central London, 15 miles to the south east of Enfield and a similar distance to the west of Basildon. The area enjoys excellent transport links via the M25, as well as the A12 which is a major arterial route in/out of London, as well as providing access into the affluent Essex catchment.

Alton House is approximately 0.7 miles from Hornchurch Station, which provide excellent transport links into central London via the District Line with a journey time into Tower Hill of approximately 43-minutes. Furthermore, Romford Elizabeth Line Station is located 2.5 miles from the subject property, with approximately 30-minute journey times into Liverpool Street.



Journey Times from Hornchurch Station



Description

A former care home which has been rebuilt to provide a brand-new facility arranged as 19 self-contained units, games rooms, staff room, staff office, staff accommodation, communal lounge, meetings rooms and off-street parking. The property has undergone an extensive refurbishment programme completed in October 2023. The works included stripping back to the brickwork and fully refurbishing the property, new mechanical and electrical services, new bathrooms, kitchens, windows and landscaping.

Planning to convert a former care home to sui generis for the use of supported housing has been granted. Planning Ref: P0364.22.



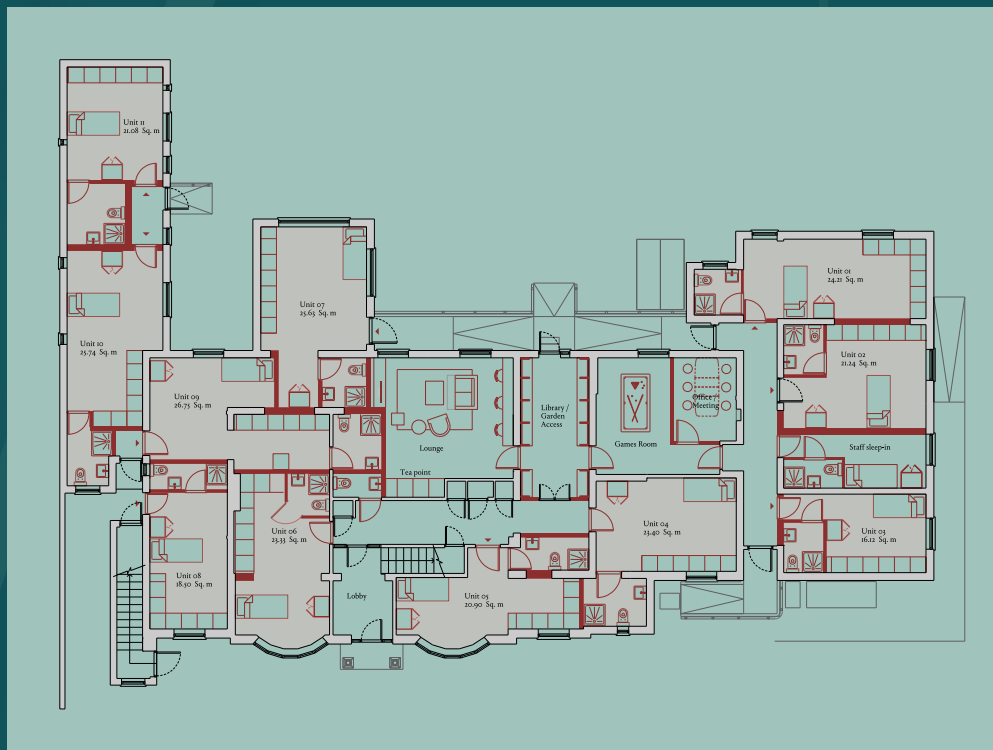
Accommodation Schedule

The property is arranged as 19 units totalling 4,524.10 sq ft NIA with an additional 2,171 sq ft of communal areas which include games room, staff office, staff accommodation, library, meeting rooms and communal lounge.

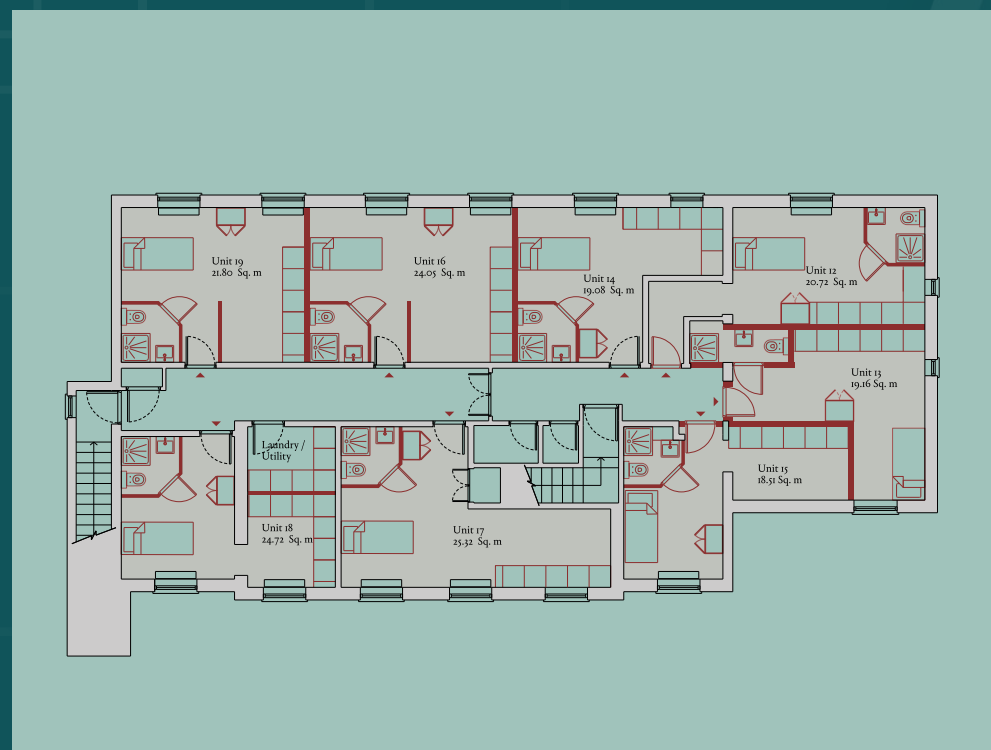
UNIT	NIA (SQ M)	NIA (SQ FT)
1	24.21	260.62
2	21.24	228.65
3	16.12	173.53
4	23.4	251.15
5	20.9	224.99
6	23.33	251.15
7	25.63	275.91
8	18.5	199.15
9	26.75	287.96
10	25.74	277.09
11	21.08	226.93
12	20.72	223.05
13	19.16	206.26
14	19.08	205.40
15	18.51	199.26
16	24.05	258.90
17	25.32	272.57
18	24.72	266.11
19	21.8	234.68
TOTAL	420.26	4524.10



Floor Plans



Ground Floor



First Floor

Tenancy

The entire property is let to One CIC for a term of 25 years (completed in November 2023) on an FRI lease with upward only annual rent reviews linked to CPI. The lease includes a landlord break option on the 20th anniversary of the term exercisable upon 6 months' written notice. The lease is contracted outside of the security of tenure provisions of the landlord and Tenant Act 1954.

There is a Nominations Agreement with Havering Council.

Covenant Information

One CIC (Company number 12638310) are a registered specialist support and housing provider with an international creditsafe score of B.

Income Forecast

YEAR	2024	2025	2026	2027	2028
FORECASTED CPI	130.10	132.40	134.50	135.30	136.90
RENT	£228,670	£232,713	£236,404	£237,810	£240,622
NET YIELD*	8.11%	8.25%	8.38%	8.43%	8.53%

*Net yield is based on asking price of £2,650,000

The Tenant - One CIC

One CIC are a specialist support and housing provider. They house over 800 residents nationally, predominantly in Essex and the Southeast where they have an outstanding reputation and history of providing homeless people with supported housing, bringing a comfortable and safe home together with the assistance and care services that are needed. Their schemes are designed to help people develop the emotional and practical skills needed to eventually move in to and maintain their own home.

One CIC was created to answer the immediate homelessness crisis in the UK.

Since its formation ONE (Housing & Support) CIC has been on a passionate and committed journey to provide high quality accommodation and much needed support within regional bases, to support vulnerable and homeless communities.

Tenure

Freehold.

VAT

The property is not elected for VAT.

EPC

The property has EPC rating B.

Further Information

[Click here](#) to view video walkthrough.

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