

Oldham - 69 Queens Road, Greater Manchester OL8 2BA
Freehold Vacant Care Home Investment



BLUE ALPINE
PROPERTY INVESTMENT & DEVELOPMENT



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Freehold Vacant Care Home Investment



Investment Consideration:

- Purchase Price: £750,000
- Vacant possession
- ERV: £89,000 p.a. GIY: 11.87%
- VAT is NOT applicable to this property
- Comprises detached vacant former care home with benefit of 6-7 car parking spaces at rear
- Total area size of 547 sq m (5,888 sq ft)
- Residential redevelopment potential, subject to obtaining the necessary consents
- Located in predominantly residential area, adjacent to Longwood Lodge Care Home and overlooking Alexandra Park.





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Property Description:

Comprises large detached vacant care home building. The property includes 17 resident bedrooms (16 en-suite), 3-bed managers flat, communal living and activity areas, commercial kitchen, drug and check-up rooms and lift between ground and first floor. The property also benefits from large garden and parking for 6-7 cars, providing the following accommodation and dimensions:

Basement: Boiler and laundry rooms, 2 storage rooms

Ground Floor: 7 single rooms (6-en suite), residents lounge, dining area, store room, kitchen, bathroom and WC

First Floor: 9 single and 1 double rooms (all en-suite), office, storage

Second Floor: 3-bed flat with lounge, kitchen and bathroom

Total area size: 547 sq m (5,888 sq ft)

Tenancy:

The entire property is at present vacant. ERV: £89,000 per annum.



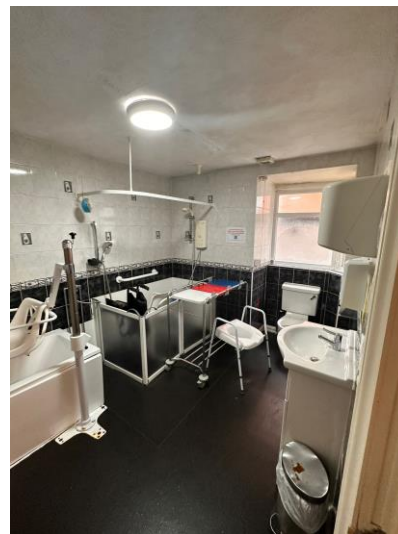
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Ground Floor Accommodation:

- Room 1: 10.44 sq m (112 sq ft)
- Room 2: 10.15 sq m (109 sq ft)
- Room 3: 11.20 sq m (120 sq ft)
- Room 4: 8.75 sq m (94 sq ft)
- Room 5: 10.50 sq m (113 sq ft)
- Room 6: 13.64 sq m (147 sq ft)
- Room 7: 10.44 sq m (112 sq ft)
- Lounge 1: 23.01 sq m (248 sq ft)
- Lounge 2: 23.94 sq m (257 sq ft)
- Dining Room: 18.06 sq m (194 sq ft)
- Kitchen: 12.08 sq m (130 sq ft)
- Office: 4.56 sq m (49 sq ft)
- Conservatory: 8.50 sq m (91 sq ft)
- Communal WCs and Bathroom



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First & Second Floor Accommodation:

First Floor:

- Room 8: 11.70 sq m (126 sq ft)
- Room 9: 14.06 sq m (151 sq ft)
- Room 10: 11.22 sq m (121 sq ft)
- Room 11: 15.64 sq m (168 sq ft)
- Room 12: 11.16 sq m (120 sq ft)
- Room 13: 14.08 sq m (151 sq ft)
- Room 14: 18.24 sq m (196 sq ft)
- Room 15: 11.89 sq m (128 sq ft)
- Room 16: 23.40 sq m (252 sq ft)
- Room 17: 14.06 sq m (151 sq ft)
- Office: 7.36 sq m (79 sq ft)

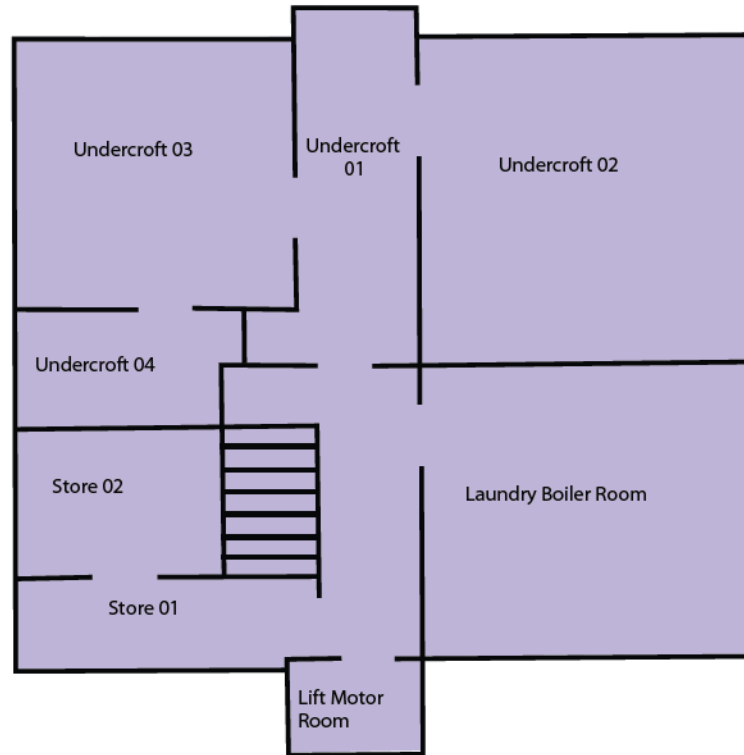
Second Floor Flat:

- Bedroom 1: 12.21 sq m (131 sq ft)
- Bedroom 2: 5.44 sq m (58 sq ft)
- Bedroom 3: 18.00 sq m (194 sq ft)
- Lounge: 15.84 sq m (170 sq ft)
- Kitchen: 12.21 sq m (131 sq ft)
- Bathroom

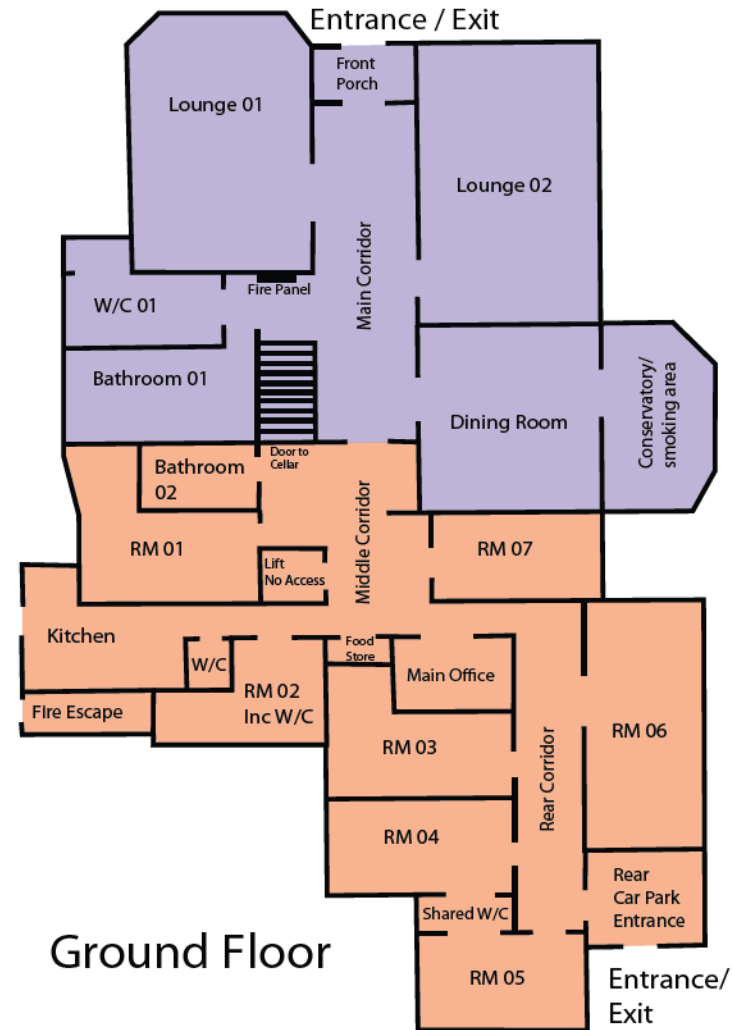


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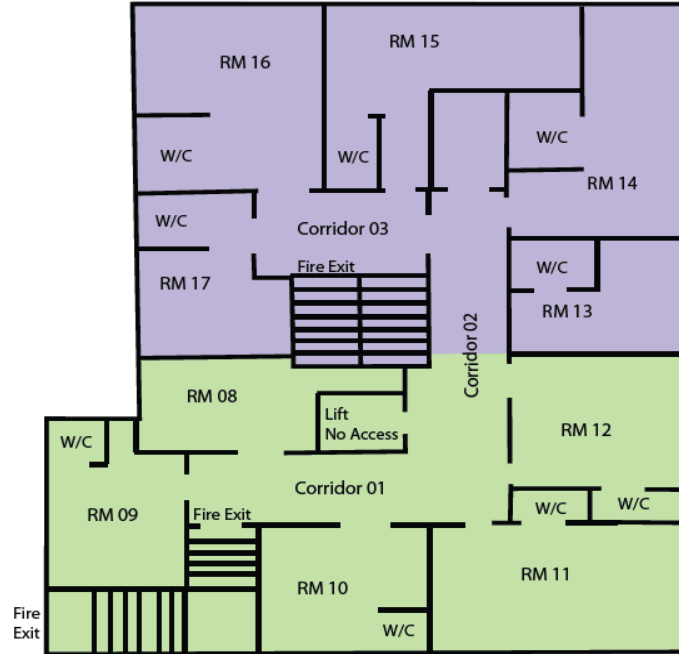
Basement



Ground Floor

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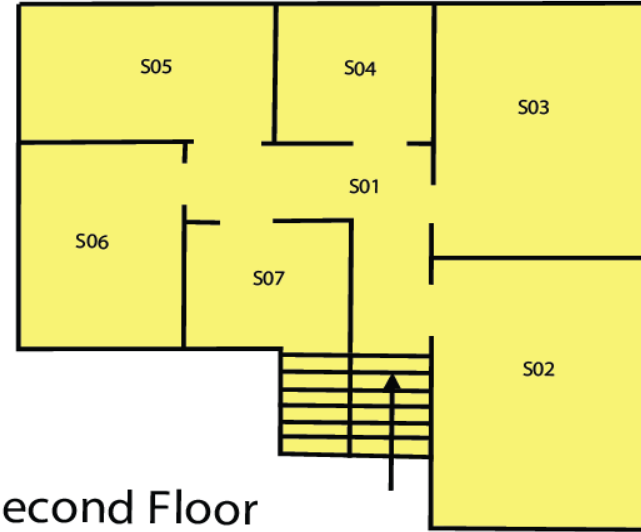
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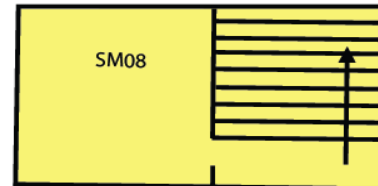
First Floor



First Floor Mezzanine



Second Floor



Second Floor Mezzanine

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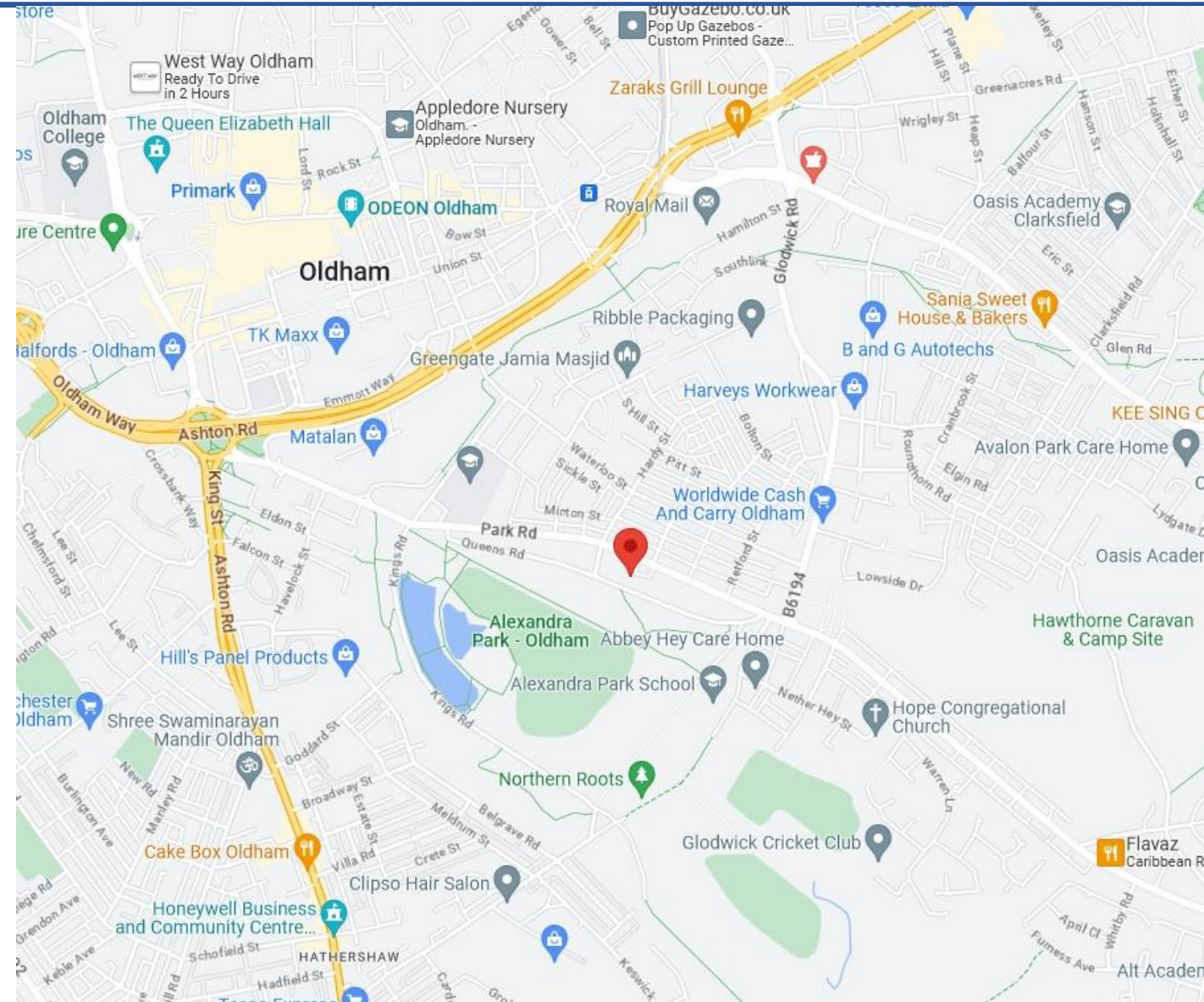
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Location:

Oldham is a large town in Greater Manchester, England, amid the Pennines and between the rivers Irk and Medlock, 5.3 miles southeast of Rochdale and 6.9 miles northeast of Manchester. The surrounding area is residential in character with a predominance of large two and three storey brick properties. Several residential care homes are in operation along this section of Queens Road, including the adjacent Longwood Lodge, and the site overlooks Alexandra Park to the south.



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Contacts:

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