



57 Bury Road

Ref: 3878287

Gosport, PO12 3UE

Freehold: OIEO £400,000

Closed care home formerly reg for six

Six single en suite bedrooms

Former Learning Disability registration

Close to town centre

Scope for a variety of uses, STPP

EPC Rating B





Description

The property is the left hand side of a pair of semi-detached properties which share access off Bury Road.

Accommodation is spread over three floors with each of the six bedrooms benefitting from en suite facilities and the property is offered for sale in good order throughout.

Internal Details

Ground Floor:

Reception hall, office, separate WC, en suite bedroom, dining room, lounge, kitchen, treatment room, laundry.

First Floor:

Three en suite bedrooms.

Second Floor:

Two en suite bedrooms, boiler room.

External Details

To the front of the property is parking for four vehicles and side access to the rear garden.

The rear garden is a secure area with lawned and paved areas with storage sheds to one side.

Fixtures & Fittings

We are advised that all fixtures and fittings are owned outright.



Location

The property is located close to the centre of the south coast town of Gosport and nearby to the Gosport War Memorial Hospital.

Gosport caters for the day to day needs of local residents with a range of national and local shops, restaurants and leisure facilities, with the cities of Portsmouth to the east and Southampton to the west being easily accessible.

The area is accessed via the A32 which links into the M27 at Junction 10 and 11. The nearest railway station is at Fareham.



The Opportunity

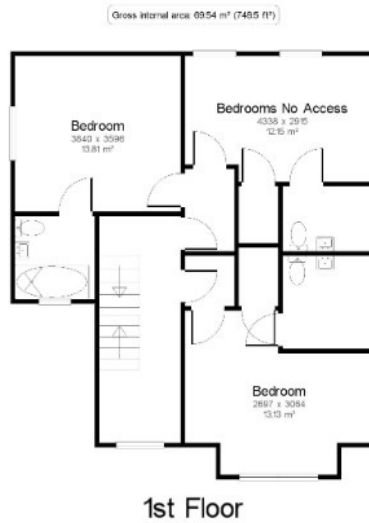
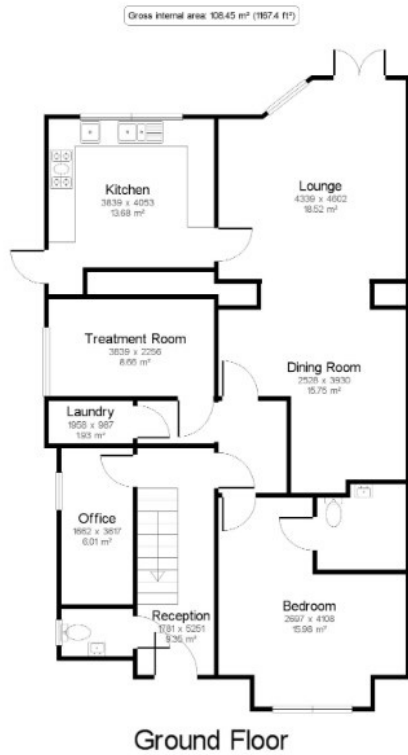
This is an excellent opportunity to purchase a closed former care home which subject to necessary permissions could be suitable for a variety of different uses, eg residential, B&B, student accommodation, HMO..

The business ceased trading in January 2023 and the property is therefore offered for sale on a closed and vacant basis.

It should be noted that the seller also owns 59 Bury Road which is the other half of this semi detached building and that property trades as a learning disability care home.

Tenure

Freehold



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Winchester



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