



Littledene (closed vacant care home)

Ref: 2470408

54 Bushey Grove Road, Bushey, Hertfordshire, WD23 2JJ

Freehold: £1,600,000

To Rent: £120,000, Annual Rent: Guide Price

Closed Vacant Care Home - For sale / To let

14 Bedrooms (4 en suite)

Potential for Specialist Care Home

Potential for Supported Living

Potential for Children's Day Nursery STPP

EPC Rating - B



A traditionally built property of brick construction with rendered facades to the front under a pitched tiled roof. The property has been extended to the side and twice to the rear—initially over two storeys and more recently with a single-storey extension. A lift is situated near the front right of the building

Location

Littledene is a closed, vacant care home situated in a residential area of Watford, close to the town centre and a short walk from the local shops and amenities. Watford General Hospital is located 1.5 miles to the west, while Watford High Street Station, which is part of the London Overground Network and has routes into central London, lies 0.7 miles to the west.

External Details

To the front of the property is a tarmac drive providing parking for four vehicles. To the rear of the property is a patio area leading to a lawn, and a permanent disabled ramp provides access to the rear garden from the hallway.



Internal Details

Ground Floor

6 x bedrooms (2 en suite), living room, dining room, family room, kitchen, laundry, 2 x bathroom, 1 x WC, lift. Approx.

First Floor

8 bedrooms (2 en suite), 1 x bathroom, 1 x shower room.

The Opportunity

The closed vacant care home offers an opportunity for various future uses, such as a specialist care home, supported living, children's day nursery, or residential development (subject to planning permission and necessary consents)

Tenure

Freehold asking price £1,600,000.

To Let / New Leasehold - Guide price £120,000 pa



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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