



Millbank Care Home

Ref: 5771027

109 Millgate, Newark-on-Trent, NG24 4UA

Freehold: Offers Over £1,250,000

38 bedroom with 100% ensuite wet rooms

Prominent town centre location

Part grade II listed

Large purpose built extension

C2 Use

GIA 19,450 sq ft (sourced from EPC)

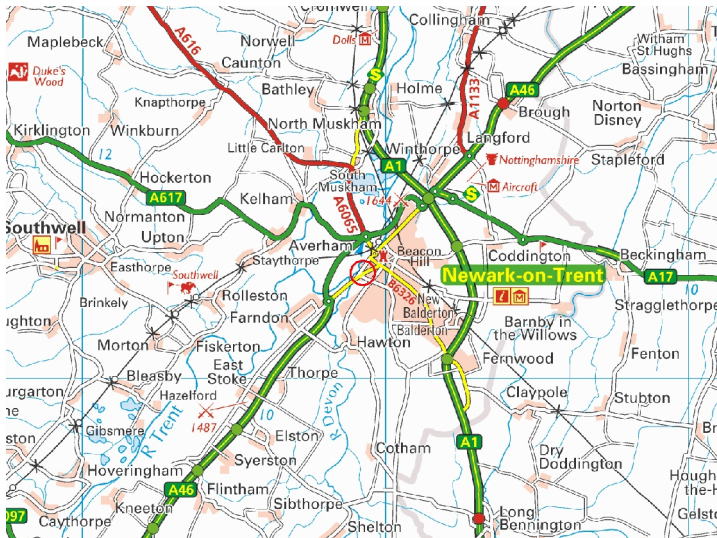


Millbank Care Home was formerly registered for up to 44 residents, presents an ideal opportunity for either existing C2 use (Care) or to redevelop for alternate use, subject to the necessary planning permissions.



Location

The home is located 0.3 miles from Newark town centre and is positioned on a residential street. Newark has two train stations and the main roads of Newark include the A1 and A46 as bypasses. The A17 runs east to King's Lynn, Norfolk, and the A616 north to Huddersfield, West Yorkshire.



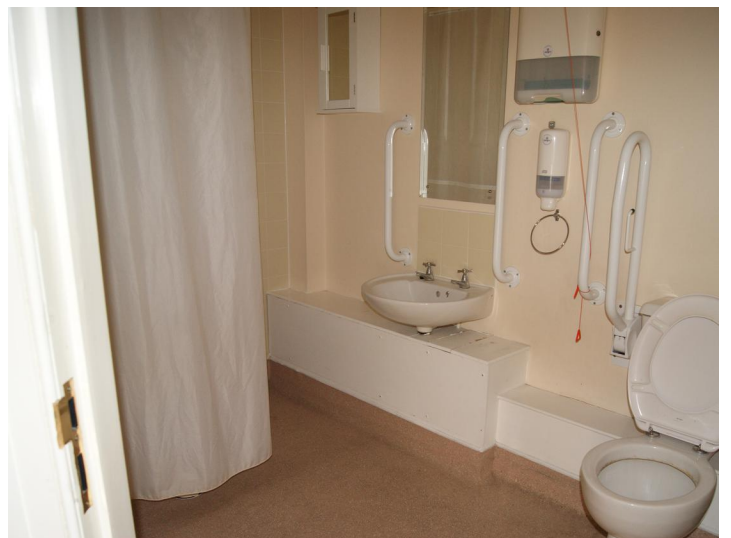
Description

The home underwent an extensive modernisation in 2013, which resulted in most rooms being above 12 sqm and all rooms becoming wet rooms. The home benefits from a lift in the property, on top there are small platform to connect the corridors that differ in height with ancillary accommodation. The bedrooms range from 12-21 m2 excluding the wetroom measurements.

Internal Details

Basement Four Rooms including Boiler Room
Second/Attic Floor One Bedroom, Shower Room/WC, Kitchen area and Staff Room





Ground Floor

Ground Floor
Communal Entrance Hall
Nineteen Bedrooms with wetrooms

Two Lifts (not tested)
Dining Rooms/Lounges
Communal Kitchen
further Kitchen area
Two further communal Entrance Halls
ancillary accommodation

Other Floors

First Floor
Eighteen Bedrooms each with wetrooms, further Communal Lounge and a
Communal Dining/Kitchen, WCs and ancillary accommodation



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189



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Fire Safety Details	
1.1	Fire alarm system
1.2	Fire extinguishers
1.3	Fire doors
1.4	Fire escape routes
1.5	Fire risk assessment
1.6	Fire safety training
1.7	Fire safety signs
1.8	Fire safety notices
1.9	Fire safety records
1.10	Fire safety audits
1.11	Fire safety inspections
1.12	Fire safety drills
1.13	Fire safety equipment
1.14	Fire safety procedures
1.15	Fire safety documentation
1.16	Fire safety communication
1.17	Fire safety awareness
1.18	Fire safety culture
1.19	Fire safety leadership
1.20	Fire safety commitment
1.21	Fire safety responsibility
1.22	Fire safety accountability
1.23	Fire safety transparency
1.24	Fire safety integrity
1.25	Fire safety ethics
1.26	Fire safety values
1.27	Fire safety principles
1.28	Fire safety beliefs
1.29	Fire safety attitudes
1.30	Fire safety behaviors
1.31	Fire safety habits
1.32	Fire safety routines
1.33	Fire safety practices
1.34	Fire safety procedures
1.35	Fire safety protocols
1.36	Fire safety policies
1.37	Fire safety standards
1.38	Fire safety benchmarks
1.39	Fire safety targets
1.40	Fire safety objectives
1.41	Fire safety outcomes
1.42	Fire safety impacts
1.43	Fire safety benefits
1.44	Fire safety risks
1.45	Fire safety hazards
1.46	Fire safety threats
1.47	Fire safety vulnerabilities
1.48	Fire safety weaknesses
1.49	Fire safety opportunities
1.50	Fire safety strengths

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Client: **Heritage Care**

Project: **Alterations and Extensions to Existing Care Home at Millbank, 109 Mill Gate, Newark, Notts**

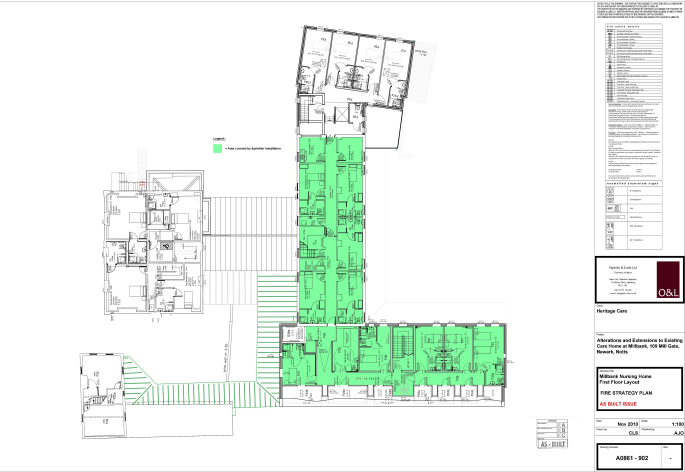
Project Name: **Millbank Nursing Home Ground Floor Layout FIRE STRATEGY PLAN**

AS-BUILT ISSUE


Date: **Jun 2013** Scale: **1:100**

Drawn by: **CLS** Checked by: **AJO**

Project Number: **A0861 - 901**



Checked by: **Stratton**
 Drawing Control Number: **110001011**



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