

## SOLE AGENCY INSTRUCTION



**DC CARE REFERENCE: 4546**

- **FORMER NURSING HOME**
- **SOUTHPORT, MERSEYSIDE**
- **PREVIOUSLY REGISTERED FOR 33**
- **SUBSTANTIAL FREEHOLD DETACHED PROPERTY**
- **ORIGINALLY TWO LARGE SEMI DETACHED HOUSES**
- **SCOPE FOR BOTH CARE AND ALTERNATIVE USE**

**FREEHOLD GUIDE PRICE £800,000**

**OPEN VIEWING DAY 15<sup>TH</sup> MARCH – 11am to 3pm**

### Situation

The property is located in Southport, Merseyside, close to the centre of this long established town.

Southport itself is a large seaside town with a population of 90,336 according to the 2001 census. It is the eleventh most populous settlement in North West England and lies on the Irish Sea coast, fringed to the north by the Ribble estuary. The town lies 17 miles north of Liverpool and 15 miles southwest of Preston. As to be expected by such a long established and popular location, transport links and local amenities are plentiful.

### The Property

The building was originally two semi-detached properties and is of red brick construction, typical of many properties in the surrounding area.

Internally, there are high ceilings and some of the original features such as mouldings and fireplaces have been retained. The properties are joined by way of partition doors, so could very easily be separated back into individual properties.

The business was closed in 2016 and the property has been maintained since that time. A guardian tenant is in situ, in line with the requirements of ongoing insurance.

To the rear of the property there is a sizable secure private garden and large car parking area. To the front is additional car parking, entrance to the basement and the garden. The property is screened from the street by a low wall, hedging and gates.

### The Opportunity

The property lends itself to a multitude of uses, including residential care, supported or independent living. It also has the potential to be converted back to private houses or apartments. There is also a large basement area, adding to the development potential.

## Accommodation

The main living accommodation is based on the ground, first and second floors, with bedrooms on all three floors.

In addition, there is a sizable basement, which presently houses the majority of ancillary services such as laundry, boiler room and kitchen stores. Below is a summary. Please note; room sizes have not been recorded but we can confirm that a number of the bedrooms appeared to be well above standard size. The home has a lift serving all floors above basement level

### Lower Ground Floor:

#### Basement:

(above ground with doors and windows to garden and underpass)  
Ironing room  
Laundry  
Admin office  
Staff room  
Boiler room  
Kitchen  
Lift gear motor room  
Store  
WC  
2 large void areas (unused)

#### First Floor:

Office  
2 Shower Rooms  
4 WC's  
Sluice Room  
Office  
Bathroom with WC  
11 bedrooms (1 en-suite)

#### Ground Floor:

Kitchen  
Bathroom with WC  
Lounge (2)  
WC  
11 bedrooms (1 en-suite)  
WC/Shower Room  
Sluice Room

#### Second Floor:

Shower room  
WC  
Sluice  
8 bedrooms  
WC/Shower Room

## Current Registration

The home was previously registered for 33 and under the terms of The Health and Social Care Act 2008, the registration would be reviewed by the CQC upon change of ownership. No approach should be made to them without the prior consent of the vendor.

## Services

We are given to understand by our vendor clients that the property has the benefit of full mains services with gas fired central heating

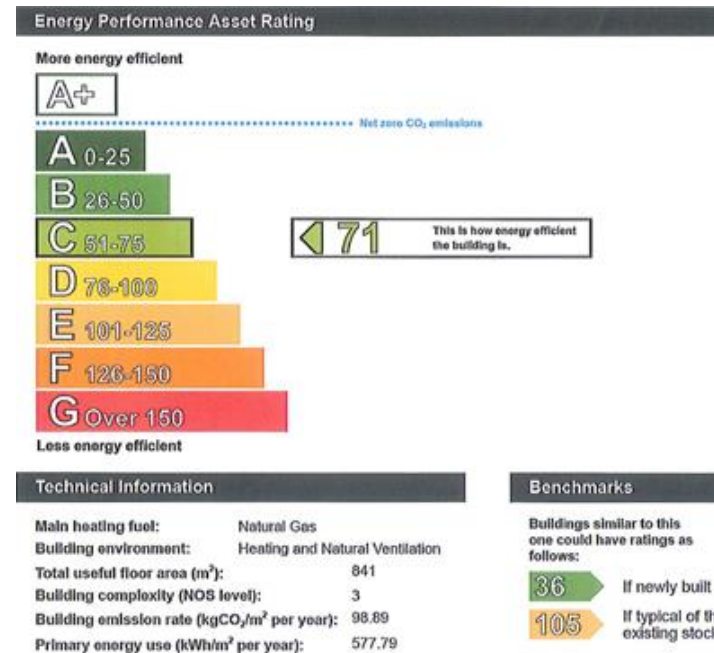
## Viewing

An open viewing day will be held on **Thursday 15<sup>th</sup> March 2018, 11am to 3pm**. Please contact DC Care on **01937 849268** to register your interest.

## Finance

Finance facilities can be arranged for first time buyers, expanding groups and corporate operators. DC Care has the expertise and financial contacts to obtain for purchasers the very best commercial mortgages. Please contact Head Office on 01937 849268.

## Commercial Energy Performance Certificate



## Offers

As with all Estate Agents, DC Care is subject to the Anti Money Laundering Regulations 2017. This means that we have to obtain and hold identification and proof of address for both sellers and buyers of businesses we are marketing. Additionally, we are required to establish whether there are any beneficial owners on whose behalf the transaction or activity is taking place, hence we would request you to identify anyone who you would consider to have a beneficial interest. Where appropriate, the source or destination of funds may also be requested. Without this information, we will be unable to proceed with any offers you might make.

Below is a list of acceptable identity documents. We require sight of all original or certified documents. Subject to your individual circumstances, DC Care may liaise with you for further/other documentation.

### Individual identity documents

We will require one document from List A and one recent document from List B dated within the past 3 months

#### **LIST A - IDENTITY DOCUMENT**

- Current signed passport
- Valid UK driving licence
- EEA member state identity card

#### **LIST B - PROOF OF ADDRESS**

- Utility bill
- Mortgage statement
- Bank / building society statement
- Valid UK driving licence (if not used for List A as ID)
- State pension benefits book
- Home or motor insurance certificate
- Current local authority tax bill / tenancy agreement
- Solicitors letter confirming house purchased/ land registration
- NHS Medical card

#### Disclaimer

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**Subject to Contract**