

Sales Particulars



Freehold Residential & Nursing Home

West Glamorgan Ref: MS 495



Price

Freehold Property & Business: £566,000

Business: A very well established residential and nursing home for 14 residents. The vendor has obtained detailed planning consent for an extension to the property to house a further 5 rooms. The business shows a healthy profit

Location: The property is well located on a main road in a residential area close to all amenities and the town centre

Financial Details:

Fees income: £284,000

Accounts: Will be made available once the business has been viewed



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80, Windsor Village, Port Talbot SA12 7EY Tel: 0333 1234 311

Email: enquiries@arrowproperty.co.uk

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Premises:

This large extended detached Victorian stone built property is in good order throughout. The property comprises of:

Ground Floor

Front entrance hall leading into 2 residents lounges with the kitchen off, staff toilets, cleaning materials storage room, storage under the stairs. 3 single rooms, 2 double rooms, bathroom and toilet, a further single room and a utility room.

First Floor

Stairs up to a landing then 2 single rooms, 2 large double rooms, an office, bathroom and toilet and a storage room

Second Floor

Further stairs lead up to the manager's accommodation with a large lounge, a single bedroom (en-suite)

There is a stair lift fitted from the ground floor to the first floor

Outside

There is a small paved front garden and double gates lead to the drive.

There is a space at the side rear of the property at the top of the drive that has detailed planning permissions to build an additional 5 rooms.

Tenure:

Freehold

Rates: £1,100 per year

Future building plot

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Rear side view



Viewing: To ensure that your viewing arrangements are trouble free and our client can arrange to have the necessary time to show you around and answer your questions, please telephone this office on **0333 1234 311** let us know when you would like to visit and we will make the arrangement.

Offers: All offers are for the freehold, goodwill, fixtures and fittings and should be made to this office

Finance: If you need help or advice please let us know and we will put you in touch with our Finance Department specialising in helping fund purchase of these types of businesses.

Disclaimer: Please Note: The notes contained herein are for the intended general guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any other details are given without responsibility on the part of Arrow Business Sales or their vendor client and any intending purchasers should not rely on them as statements or representatives of facts. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer or otherwise. Arrow Business sales do not make or give any warranty whatsoever in relation to the businesses and/or the property described herein.



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