

GUIDE PRICE
£725,000

BIDDING DEPOSIT
£9,000

DIGITAL AUCTION DATE
7th April 2021

BY ORDER OF
LPA Receivers



St Martins Care Home, Oakhill Park, Off Broadgreen Road, Liverpool, L13 4BP

Long leasehold 42 bedroom care home on a rectangular site of approximately 0.36 hectares (0.89 acres) - Full vacant possession

Bid1.

Property Summary

- Long leasehold 42 bedroom care home
- GIA 1,467.00 sq m (15,791 sq ft)
- Site area 0.36 hectares (0.89 acres)
- Potential for alternative use, subject to consents
- Vacant possession

Location

The property is situated in a predominantly residential area with a mixture of care facilities and private dwellings, approximately 3 miles east of Liverpool City Centre in a residential suburb known as Old Swan. Off Broadgreen Road which is accessed via the A5080 close to Broadgreen Hospital. Shopping amenities are at the junctions of Prescot Road and St Oswald Road with a large Tesco Superstore, Aldi and a wide range of independent retail shops along with numerous bars and restaurants. Public transport includes Wavertree Technology Park train station and public bus services to central Liverpool and Liverpool Lime Street train station.

Description

St Martins care home is purpose built and was constructed in the 1980's and is arranged predominantly over ground floor with ancillary loft conversion at the front entrance to provide staff work area and a laundry lift. The care home has a registered capacity of 42 single bedrooms with 20 of those benefiting from an en-suite WC. The residents benefit from 3 lounge areas, a large dining room and 4 assisted bathrooms, assisted shower room, sluice room. The gross internal area is approximately 1,467 sq m (15,791 sq ft).

There is a central courtyard and further gardens to the rear and side. The property provides ample space for staff with an administration office/station, kitchen, laundry, staff room, archive store and plant rooms. There is off street parking to the front of the property, whilst the property occupies a broadly rectangular site of approximately 0.36 hectares (0.89 acres).

Lease Details

Held on a 999 year lease from 28/09/2007 at a ground rent of £100 per annum, thus having approximately 986 years unexpired.

Note

Floorplans and EPC are available from our website

VAT

Please refer to the legal pack

Viewings

Please visit our website for further information

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