



Pentire / Fistral Beach - not view from property

PENTREE LODGE CARE HOME, 63-65 PENTIRE AVENUE, NEWQUAY, TR7 1PD

15 bedroom residential care home situated in a sought after road in Newquay, close to the beaches of Pentire and Fistral and above the Gannel River.

The two storey property has the majority of rooms on the ground floor, sizeable gardens (to the rear) and parking to the front. The business operates at near capacity and has a long standing staff cohort. The business shows consistent sales and high profits (April 2024 £322,000). Four year average turnover of £725,000 pa.

CQC Rated 'Good'. Our client is now seeking to retire.

£1,500,000 FREEHOLD (TRANSFER OF GOING CONCERN)

- 15 BED RESIDENTIAL CARE HOME
- CLOSE TO PENTIRE AND FISTRAL BEACHES
- SET IN C. 0.327 ACRES, OVERALL C. 695 SQM (C.7500 SQ FT)
- LONG SERVING STAFF MEMBERS (15 PLUS MANAGER)
- NEAR CAPACITY OCCUPANCY
- EBITDA OF C. £322,000 (APRIL 2024)
- RETIREMENT SALE



LOCATION:

Pentree Lodge is located on Pentire, which is a very well regarded predominantly residential road that has seen significant multiple flat / housing development given its proximity to the beaches of Pentire and Fistril and the River Gannel.

From the ground and moreover the first floor there are seaward and far reaching countryside views making this a very desirable location.

Newquay is experiencing some of the largest housing and commercial development in the County and something of a resurgence in tourism popularity, with little or no empty / void commercial property.

The town has a rail connection, access to the A30 and national and niche retailers and hostellers.

PROPERTY:

Pentree Lodge comprises two properties (Numbers 63 and 65), in part a 2 storey dormer property, built in the 1960's with later extensions.

Overall the property is presented in good order and is fit for purpose. Recent investment includes an upgraded fire detection (by room) system.

The property has a property and garden maintenance programme.

BUSINESS:

Our client has owned Pentree Lodge for the past 33 years, having been involved in the industry for 35 years and is now selling due to retirement.

The business cares for 15 residents, supported by an equal number of staff, covering a 24 hour period. Many of the residents are long standing.

The business has a 'Person Centred' electronic hardware and software system, which records client activity between staff members and serves as a client record.

The business takes private and Council (Adult Social Care) clients.

The average four turnover is c. £725,000 pa (vat exempt) and for the latest year (April 2024) has an EBITDA of £322,000.

Further accounting data available with clients approval typically post meeting / viewing.

Clients website : www.pentreelodge.co.uk

NB - A copy of the 'Welcome Pack' is available to interested parties which gives a client user guide to the ethos and service provided.



SCHEDULE OF ACCOMMODATION:

NB : Copy of Plan (not to scale) showing rooms, common areas and staff / service areas available upon request.

Briefly comprising:

Ground Floor

Entrance Lobby and corridor

11 bedrooms (3 being part of the rehabilitation suite, which has its own lounge and kitchen)

Lounge, a good size with ample space for settees and chairs, windows to the rear overlooking the garden.

Kitchen, well equipped, with window and separate entrance to the front.

Laundry room

Office

Wet Room and WC

Conservatory / Smoking Area

First Floor

4 bedrooms (3 baths) and office / staff rest room area.

Outside

Garage and boiler room
Gardens

METHOD OF SALE:

Sale of Assets and Goodwill as a Trading Going Concern, with subsisting contracts.

SERVICES:

Advised Mains Water, Mains Drainage, Central Heating via Gas
Interested parties to make own enquiries via Statutory Utility providers.

TENURE & TITLE:

Freehold Title Numbers CL40886 (63) and CL49489 (65)
Advised no public rights of way, easements or restrictive covenants over the property.

VAT:

VAT Exempt.

FINANCE :

If you require any assistance in a potential purchase of Pentree Lodge Care Home, at no initial cost, please contact Graham Timmins (details overleaf).

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

Business Rates Exempt.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D62 (695 sqm).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Graham Timmins on 01872 247019 / 07900 604078

Email gt@miller-commercial.co.uk

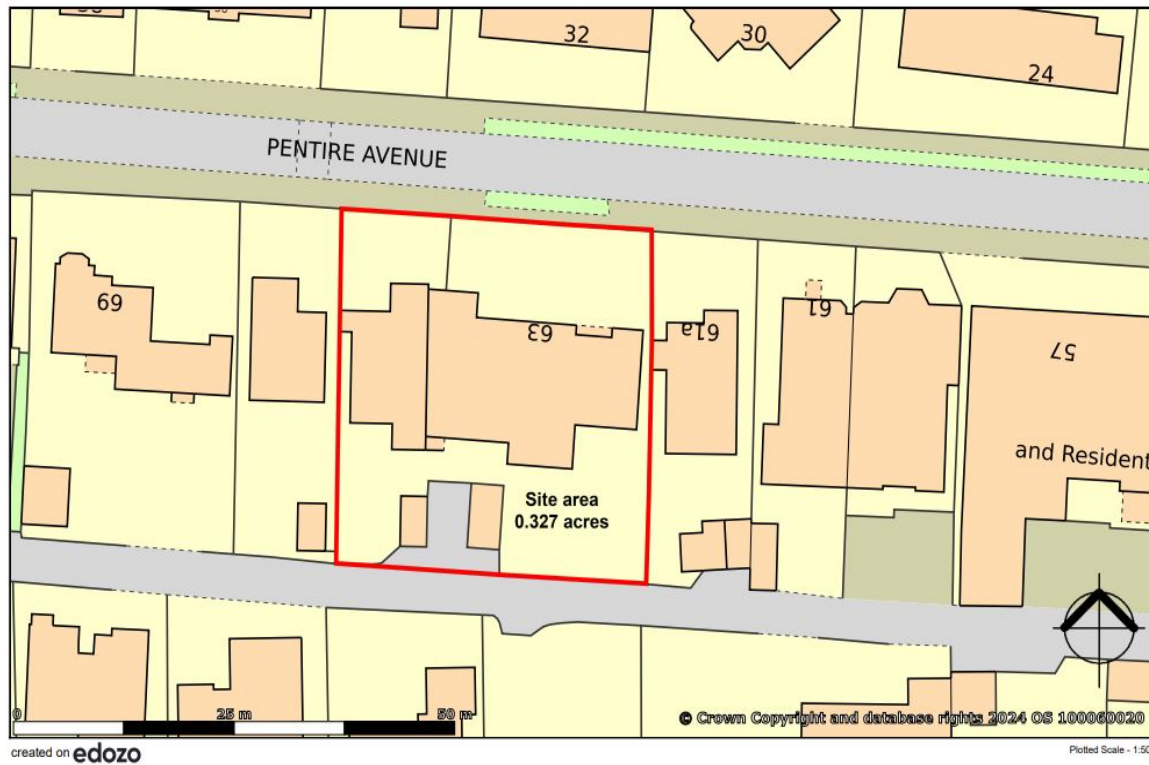
Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk





Pentree Lodge Care Home, 63 - 65 Pentire Avenue, Newquay, TR7 1PD



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