

For Sale

Montague Nursing Home

15 Church Street
Portstewart
BT55 7AH

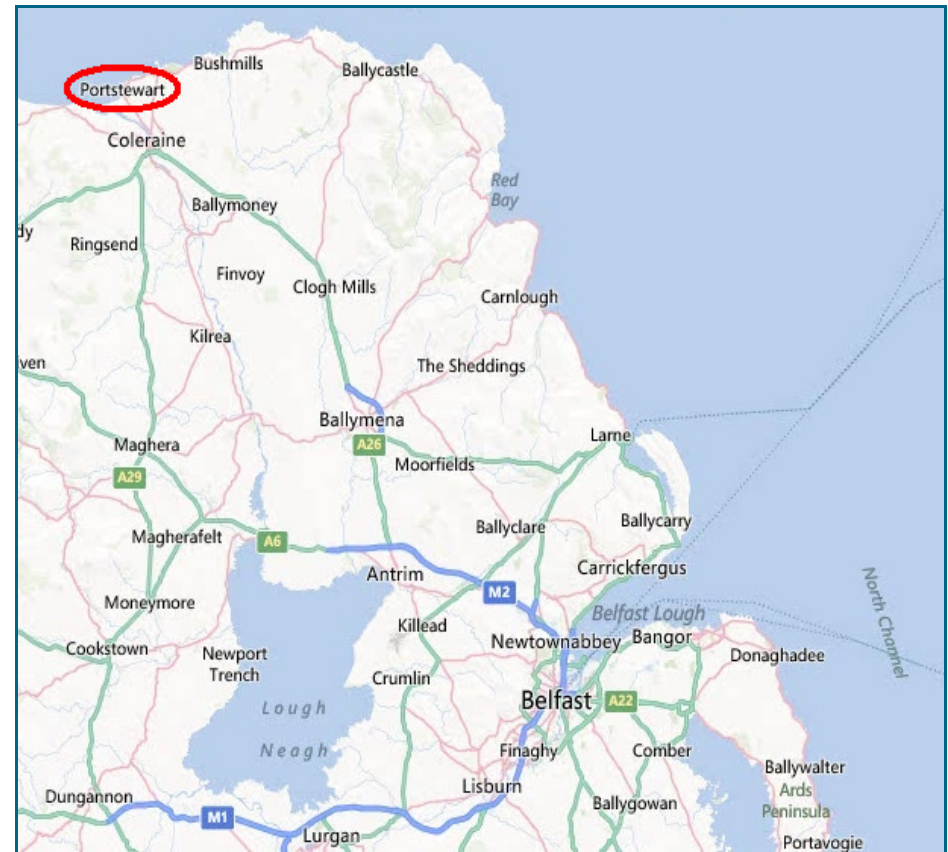


1. The Property

The property is situated on an elevated site close to the centre of Portstewart, with views over the rooftops to the bay. The property is located approximately 200 metres from the sea front and is surrounded on three sides by residential housing with a community centre to the north of the site.

Portstewart is a well established holiday and retirement town, situated on the north coast of Co Londonderry, approximately 4 miles distance from nearby Portrush and also from the town of Coleraine. The A26 leads from Coleraine to Ballymena, Antrim and then by the M22/M2 to Belfast approximately 60 miles to the south east.

Belfast International Airport is situated approximately 6 miles south of Antrim. Coleraine District had a resident population as at the 2001 census of 59,067 with 16.4% being 60 years and over. Portstewart had a resident population of 7,803 as at the 2001 census.



Description

- Closed down former HC-One care home with Vacant Possession
- Tenure – The property is held Freehold
- Purpose-built unit
- Previously registered for 54 service users
- Two storey rear extension purpose built for NH-DE (dementia) Category
- 0.7 acres (0.28 hectares)

The Montague is a purpose built private nursing home registered for 54 persons built in two phases between 1988/89 and 1996/97.

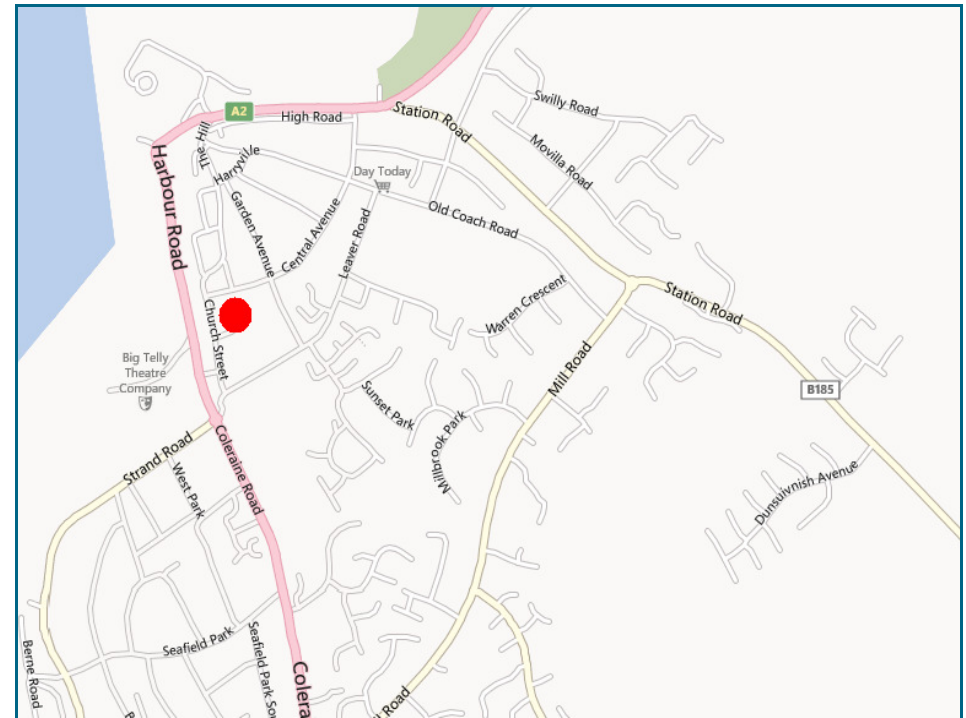
The property comprises a detached part three storey, part two storey and part single storey nursing home, with mixture of natural brick, rendered and pebble dash elevations, relieved by a number of gables.

The property occupies a sloping site, with three storey accommodation to the front overlooking Church Street.

The property has multi-pitched tiled roofs, accept a glazed roof to the conservatory, whilst the window frames are a mixture of metal framed

and UPVC double glazed type. Access to the site is via a steeply sloping driveway from Church Street into a tarmacadam car park providing car parking for rent 8/9 spaces. A further 5 spaces, including one for an ambulance, are provided for the extension to the rear with access from Springfield Gardens.

There are very limited terrace and garden areas around the periphery of the property.



Accommodation

The table below sets out the distribution of accommodation at Montague House. Floor plans are available upon request.

Bedrooms are of adequate dimensions, with all the accommodation comprising single rooms typically of around 11-11.5 sq metres. The accommodation comprises the following:-

Floor	Single	En-suite	Beds Per Floor
Ground	19	4	19
First	20	11	20
Second	14	8	14
Total	53	23	53

From the above it can be seen that of a total of 53 no. of beds, 23 no. are en-suite. All bedrooms are single.

Ample bath/shower room and toilet accommodation is available with suitable disability aids, plus a treatment room and other ancillary areas including staff room, mattress stores etc.

The main lounge/conservatory and dining room are located on the ground floor whilst the first floor lounge enjoys views over the bay being situated at the front of the property.

The kitchen is located on the ground floor and is equipped to commercial specifications.

The extension links via a single storey link to a two storey section designed for elderly and mentally infirm/dementia care patients. This area provides for 19 No bedrooms within the designated NH-DE (dementia) category with a treatment room and small secondary kitchen together with staff accommodation. Resident sitting rooms are provided on each floor of the extension together with generous circulation areas, each with its own dedicated reception space for staff.

Title

We have been advised that the property is held by way of freehold tenure. For further information please contact the agent.

Planning

Interested parties are advised to make their own enquiries to Planning Service to verify current planning information and for information regarding its future planning potential.

NAV

£28,000 Description – Nursing Home
Rate in £2012/2013 - £0.559997

EPC

The building has been rated as D - 84 under EPC Regulations. A copy of the EPC Certificate can be made available upon request.

Basis of Sale

GVA has been appointed to act in connection with the proposed sale of the property and assets of The Montague ('the property'), a closed down elderly care home formerly operated by HC-One Ltd.

The Montague was operated as a care home with nursing until November/December 2012 at which point it was closed down and de-registered by HC-One. HC-One is a management subsidiary of NHP Ltd. who has instructed GVA to dispose of the asset.

Reason for Sale

Our clients have taken the decision to divest this property from their portfolio of care homes.

Value Added Tax

All prices, rentals and outgoings are exclusive of, but may be subject to VAT.

Viewings + Open Day(s)

Viewings of the property are strictly via appointment only. Please contact the agents to register your interest and for details and timings of the proposed open day(s).

Guide Price

Unconditional offers are invited in the region of £750,000 for the property.

Contacts

Should you require any further information, please contact:

Jago Bret

GVA NI

T: 02890316121

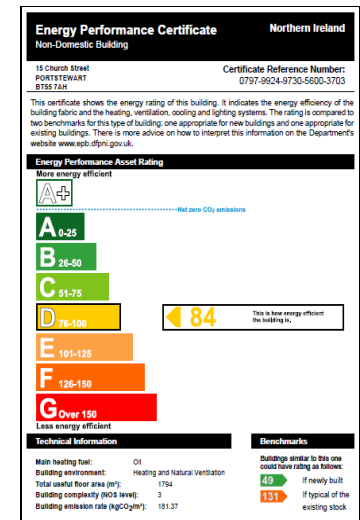
E: j.bret@gvani.co.uk

Tristan Aiken

GVA NI

T: 02890316122

E: tristan.aiken@gvani.co.uk



2. Location, Site Plan + Images





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February 2013