



Plymouth Road, Tavistock

Devon, PL19 8BU

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Bruton Knowles, Plumer House, Tailyour Road,
Plymouth, PL6 5DH

Mark Slade 01752 936101

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Fully Equiped Registered Care Home – FOR SALE

LOCATION

Tavistock is an ancient stannary and market town located on the edge of the Dartmoor National Park. The town offers a wide range of local and national shops whilst also boasting the renowned pannier market, riverside park, leisure centre and theatre. The area is excellent for visitors both to see the town itself and for exploring the surrounding countryside, the wild Dartmoor scenery and the many neighbouring pretty villages and a variety of National Trust properties. There are exceptional educational facilities in both the state and private sector. The town itself has fantastic sporting facilities including, tennis courts, a bowls club, athletics track and various football pitches.

DESCRIPTION

Overlooking Tavistock Meadows, the premises comprise a 4 storey, semi-detached property with separate annexe to the rear.

Operating as Registered Care Home for a maximum of 12 Service Users, the property has been run and privately owned for several years, benefitting from fully trained and qualified staff, the property is registered with the CQC to provide care in the following areas:-

Persons with Learning and Physical Disabilities and Younger Adults

Specialist Care Categories - Down Syndrome and Epilepsy
Independent Living Training.

The rooms meet the current CQC minimum room size guidance and the premises conform to the current Fire and

Building Regulations requirements, certificates are available upon request.

The premises will be sold as a Going Concern. The accounts for the Y/E 31st March 2020 showed a turnover of £361,093, Gross Profit of £112,703 with a Net Profit of £15,294. Accounts available upon request and qualification of suitability of enquirer.

The accommodation includes 12 single rooms, 2 with en-suite facilities, residents kitchen, staff welfare facilities, administration office, private garden with undercover seating area and summer/garden house for residents. There is off road parking to the rear. Each floor briefly comprises:

Lower ground floor of Kitchen dining room, food store, bathroom and 2 resident bedrooms. To the rear tenement is the main fully equipped laundry facility, staff WC and office.

The ground floor comprises the residents lounge, a quiet/private room, two residents bedrooms and a bathroom comprising of a shower cubicle, bath, washbasin and wc.

To the first floor there are two staff bedrooms for night duty with a shower and washbasin, further bathroom with shower cubicle, washbasin and WC. In addition there are four residents bedrooms to this floor.

The 2nd floor has two further residents bedrooms each benefitting from their own kitchenette, bathroom with shower, washbasin and WC.

The separate annexe to the rear of the property is laid out over two floors with a lounge and kitchen diner to the ground floor and two bedrooms and bathroom to the first floor.

Facilities also include -

Close to Local shops and Public Transport

Minibus or other transport available

Television point to each residents room

Wheelchair access including level access to town centre

ACCOMMODATION

	Sq ft	Sq m
Annexe	456	42.3
Main property LGF	475.2	44.15
Ground floor	924	85.7
First floor	666.5	61.9
Second floor	395	36.7
Total (GIA Approx)	2895	269

ENERGY PERFORMANCE CERTIFICATE

TBC

TENURE

On behalf of the owners we are instructed to sell the freehold interest and business. The premises would be suitable for an alternative use, subject to a necessary planning consent however, a conditional sale will not be considered at this time. FOR SALE – Asking price £750,000.

VIEWING

By appointment with the SOLE AGENTS

Contact: Mark Slade

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Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements, and any plans are for guidance only. Bruton Knowles has not tested any services, equipment, or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise

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