CUSHMAN & WAKEFIELD

PROJECT VICTORY

A unique opportunity to acquire a portfolio of
20 care homes for continued use or redevelopment

Opportunity overview

A portfolio of **20 purpose-built care homes** located throughout the East of England, providing a considerable platform across the region, including:

- Three modern purpose-built, trading care homes with full en suite wet room provision.
- 14 care homes of older purpose-built stock, providing an opportunity for continued use or redevelopment.
- A further three closed care homes with the potential for redevelopment.
- The portfolio is spread across the region, including major towns and connected by multiple arterial roads.
- The majority of assets have prominent locations and are situated on sites over 1.5 acres.
- Total number of beds: 857
- Average occupancy across the portfolio at 90%.
- Marketed on all enquires basis, ensuring that the continued care and support needs are met for the local area.

Cushman & Wakefield invite parties to declare their interest in this opportunity and we will be able to provide an NDA. Upon receipt of a fully signed NDA, the IM will be provided.

Additional Details

Process and Timeline
Upon receipt of a fully signed NDA, the IM will be provided to prospective parties and further detail on the timeline.

Viewings
Viewings will be strictly by appointment only through Cushman & Wakefield and will take place after the first round of bids.

Sale Structure and Offers
Offers are invited for the going concern of the respective trading businesses and VP opportunities on an individual, package or whole basis.

VAT
The portfolio is not currently registered for VAT and, therefore, it is anticipated that there are no options to tax in place over the properties.

EPC
The full details of the EPC ratings for the properties will be shared upon request.

Anti-Money Laundering
In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents as part of the sales process.

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