



Care

Duchess Gardens

Lady Park Lane, Lady Lane, Bingley, BD16 4AG

Ref: 5471373



On behalf of Daniel Smith and Joseph McLean of Grant Thornton UK LLP Joint Administrators of Elder Homes Bradford Limited



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At a glance

- Care home with nursing
- Registered for 131
- Operational capacity of 85
- All single en suite bedrooms
- Fee income y/end 30/04/2015 of £1,430,451
- EPC Rating C

Location

Bingley is a market town in the metropolitan borough of the City of Bradford, in West Yorkshire and is situated 7 miles north west of Bradford. The Aire Valley Road connects Bingley, north to Keighley and Skipton and south to Shipley and Bradford. Junction 26 of the M62 motorway is 11 miles to the south providing wider access to the other parts of West Yorkshire and Lancashire.

The Home is within walking distance of Bingley town centre which offers a range of local amenities and provides good public transport links.

Accommodation

A breakdown of the bedroom matrix is as follow:-

	Single en suite	Total Beds
Lower Ground Floor	20	20
Ground Floor	18	18
First Floor	24	24
Second Floor	23	23
TOTAL	85	85

Internal Details

Residents' bedrooms are split over three upper floors and lower ground floor and provide a total of 85 single en suite bedrooms, 32 of the bedrooms have en suite showers and the remainder toilet and hand basin.

Day space is provided across 14 lounges and dining rooms with each wing or unit having its own facilities.

There are 12 bathrooms or shower rooms in addition to the en suite facilities.

The kitchen is fully fitted to a commercial standard and there is a commercial laundry area.

There is also a separate 10 place day care unit.

External Details

There is a small garden area to the front of the Home with a decked patio area to the side of the main reception. Car parking to the rear is available for up to 20 vehicles.

Trading Information

Highlights of the home's current and historical performance is as follows:

	Full Year to April 2014	Full Year to April 2015	8 months to Dec 2015
Occ (%)	65	70	59
AWF(£)	500	511	520
Turnover (£)	1,433,611	1,430,451	912,241
Wage Costs (£)	1,078,179	1,312,972	819,520
Wage Costs (%)	75	92	90
Other Costs (£)	311,899	287,141	187,177
EBITDAR (£)	43,533	-169,662	-94,456
EBITDAR (%)	3		

Fixtures & Fittings

The business will be sold fitted subject to the following conditions:

- No computer equipment or software will transfer
- No motor vehicles (if any) used by the home will transfer
- No inventory will be provided
- No Intellectual Property will transfer, other than the name of the home
- A schedule of all leased items of equipment (if applicable) will be made available

Regulatory

The Home is registered with the Care Quality Commission as a Care Home with Nursing for up to 131 service users but operates with a maximum operational capacity of 85. Copies of the latest Inspection Reports are available on the CQC website at www.cqc.org.uk

Conditions of sale

- The home will be available for reasonable inspection, provided that staff and residents are not disturbed and confidentiality is preserved
- Buyers will be required to undertake their own risk assessments with regard to health & safety and environmental matters and all regulatory and compliance matters, if required
- Pre-completion liabilities will not transfer
- Supplier, maintenance and utility contracts will not transfer
- All buyers will be expected to make all arrangements for the operation of the home from completion
- The home will be sold as a transfer of a going concern and on an asset sale basis
- We understand that the entity is not subject to a VAT registration and it is anticipated that no VAT will be applicable to the sale.
- All prospective purchasers should make themselves comfortable with this before submitting an offer for the business

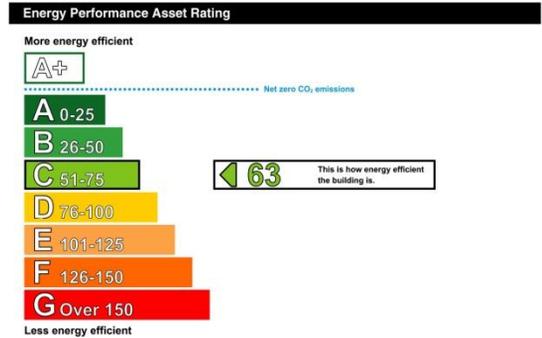
Viewings

No direct approach may be made to the business. For an appointment to view and gain access to the data room for further information on the opportunity please contact Jonathan Wickens.

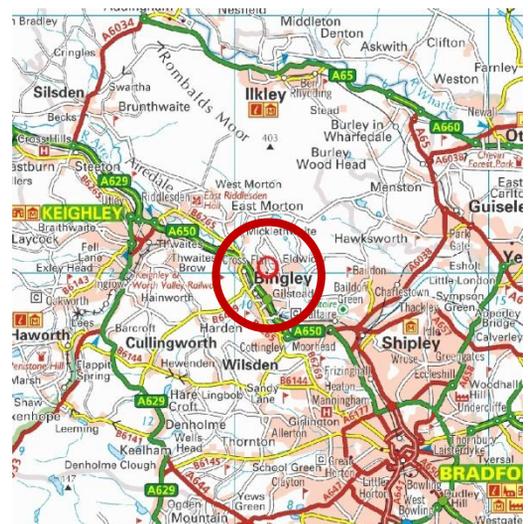
Floor Plans

Detailed floor plans are available for the property in the data room.

Energy performance certificate



Location Map





Conditions of these particulars

These sales particulars are prepared as a general guide to the property (which expression includes business and trade content, if any, included in the sale) for the convenience of a prospective purchaser or tenant (an "acquirer") and are intended for business people familiar with commercial transactions. If you are not sure that you fit this description you should take relevant independent advice before proceeding further.

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