



CHRISTIE & CO

Care

Edensor Nursing & Residential Home

3-9 Orwell Road, Clacton-On-Sea, Essex, CO15 1PR

Ref: 1476744



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



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At a glance

- Registered for 50
- 50 single bedrooms (39 en suite)
- Fee income Y/E April 2015 £1,652,405
- EBITDA £470,616
- Run under management
- Close to town centre & sea front. EPC Rating D

Location

Edensor is located within a few hundred meters of the town centre and sea front of Clacton-On-Sea. The town of Clacton-On-Sea is in north east Essex and is a popular tourist town, particularly during the summer months where there is a significant influx of visitors which help to boost the local economy and wider region.

Road and rail communications in the area are generally good with the A120 and A12 being the main trunk roads serving the area which merge towards the north of the historic town of Colchester. In addition, Clacton-On-Sea is served by a rail connection to Colchester, where there is a mainline train service into London Liverpool Street.

Accommodation

A breakdown of the bedroom matrix is as follows:-

	Single not en suite	Single en suite	Total Beds
Ground Floor	3	6	9
First Floor	4	15	19
Second Floor	4	18	22
TOTAL	11	39	50

Internal Details – Ground Floor

- Reception area; • Passenger lift – 5 person 375kg);
- Lounge; • Quiet Lounge; • Dining room;
- Lounge/dining room; • Lounge for 5 bed unit;
- Office; • Nurses' station; • Commercial kitchen;
- Prep/Service room; • Wash up room; • Freezer room;
- Wet Room

First Floor

- Dining room with access to balcony sitting area;
- Lounge; • Wet Room; • Hairdressing salon;
- Medication room; • Bathroom and shower facilities;
- Sluice; • Store

Second Floor

- Bathroom with Parker bath; • Wet room;
- Staff room

External Details

There is a small car park to the front for 4/5 vehicles with small gardens to the remainder of the front elevation. To the rear is an outbuilding, fire escape and various restricted yards.

Trading Information

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

	Full Year to April 2015	Eight Months to Dec 2015
Occ (%)	89.6	93.8
AWF(£)	705	677
Turnover (£)	1,652,405	1,111,503
Wage Costs (£)	976,831	677,554
Wage Costs (%)	59	61
Other Costs (£)	96,386	78,050
EBITDAR (£)	470,616	287,432
EBITDAR (%)	28.5	25.8

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 CQC to provide care services for up to 50 service users.

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

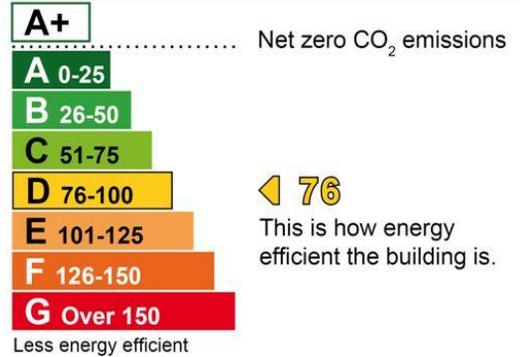
No direct approach may be made to the business. For an appointment to view and gain access to the data room for further information on the opportunity please contact Gary Yeardley.

Floor Plans

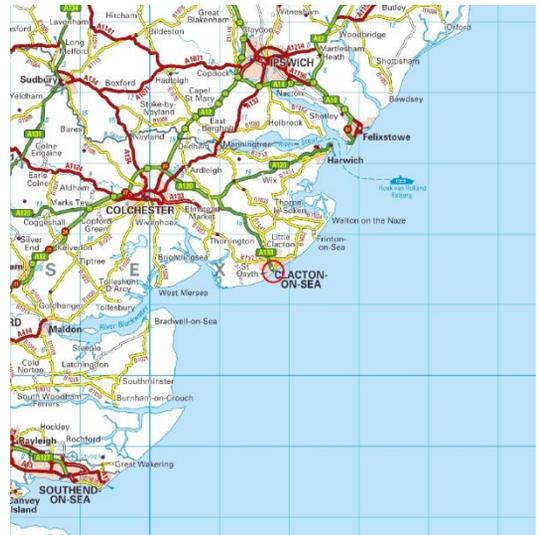
Detailed floor plans are available for the property in the data room.

Energy performance certificate

Energy Performance Asset Rating



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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