



# CHRISTIE & CO

## Care

### Rider House

Stapenhill Road, Burton-on-Trent, Staffordshire,  
DE15 9AE

Ref: 5770822



On behalf of Daniel Smith and Joseph McLean,  
Grant Thornton UK LLP - Joint Administrators of:  
Rider House Limited



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#### At a glance

- Purpose-built dual registered care home with nursing
- Specialising in end of life care
- 40 registered beds (45% en suite facility)
- Average weekly fee £636. Current occupancy 80%
- Run under management
- Energy Rating C

## Location

The home is situated within a largely residential area of Burton-on-Trent, with the town centre being a circa 20 minute flat walk, where residents and their families can access a wider range of local amenities. There is a bus stop circa 200 yards, adjacent to the roundabout on Stapenhill Road.

The property is located fronting the A444 within two miles of Burton town centre. The surrounding properties are largely houses. There is good access to the area via the A444. The A444 provides access to junction 11 of the M42 motorway approximately 11 miles to the south and Burton-on-Trent is situated from the A50 and A38 trunk roads.

## Accommodation

A breakdown of the bedroom matrix is as follow:-

	Single en suite	Total Beds
Ground Floor	7	14
First Floor	11	26
<b>TOTAL</b>	<b>18</b>	<b>40</b>

## Description

Rider House is a purpose-built nursing home dating back to the 1960's. The home is constructed over two floors, with brick elevations under pitched tiled roof. The care home sits on a well proportioned plot, which offers potential subject to gaining the relevant permissions to extend the facilities.

## Internal details

Registered for 41 beds but operates at 40. All bedrooms are trading as singles with a number being large former double bedrooms. 16 bedrooms have en suite facilities, four of which have an en suite shower with the remaining 12 having wash hand basin and WC facility only.

Communal day space is offered on both the ground and first floors. Assisted bathing facilities include three assisted bathrooms and one shower room.

The home has a full catering kitchen, hairdressing salon, commercial laundry, sluice and staff facilities.

## External Details

There is staff/visitor's parking. There are lawned gardens with patio area.

## Trading Information

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

Financial Summary	Full Year to April 2014	Full Year to April 2015	8 months to Dec 2015
Turnover (£)	1,077,133	1,062,016	706,513
Wage Costs (£)	808,716	678,474	474,991
Wage Costs (%)	75.10	63.90	67
Other Costs (£)	213,518	165,473	55,829
Other Costs (%)	19.80	15.60	8
<b>Net Profit (£)</b>	<b>54,899</b>	<b>218,069</b>	<b>123,993</b>
Net Profit (%)	5.10	20.50	17.5
<b>EBITDAR (%£)</b>	<b>154,730</b>	<b>218,069</b>	<b>123,993</b>
EBITDA (%)	14.4	20.50	17.5
<b>EBITDAR (£)</b>	<b>154,730</b>	<b>218,069</b>	<b>123,993</b>

## 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 41 residents.

## Services

Mains electricity, gas, water and drainage are connected to the property.

## 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

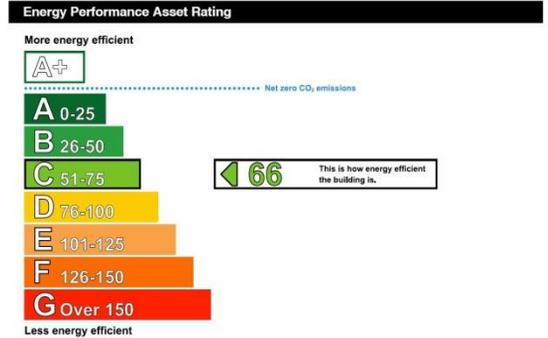
## Viewings

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 Nick Greaves.

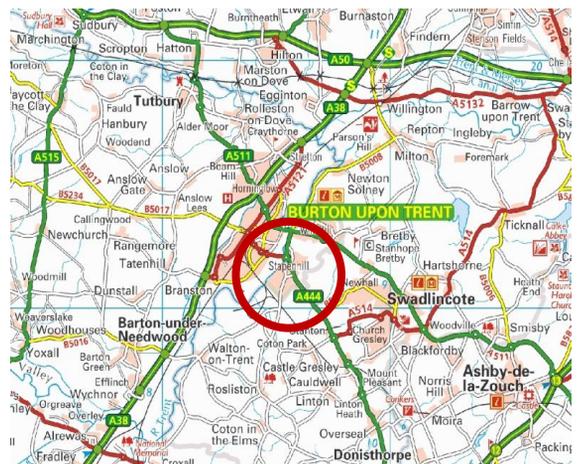
## Floor Plans

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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