



BUSINESS FOR SALE

Dalginross House

Dalginross, Comrie, Crieff PH6 2ED

- Registered for 17 Older people
- Long established business in good trading position
- 16 bedrooms, 6 with en-suite facilities
- Weekly fee rate range from £653.79 - £1,188.50

- Occupancy 100% (of bedrooms)
- Fee Income £720,000 per annum (y/e Feb 2021)
- Freehold: £900,000

LOCATION:

Comrie is an attractive Perthshire town with a population of circa 1,900 persons serving a much larger rural hinterland. The town is widely regarded as a gateway to the Highlands, at the western end of the Strathearn district and south of the Grampian Mountains.

The town is popular as a retirement village, typically having a large proportion of the population over 65 years. Dalginross fronts onto the main traffic route leading through Comrie (A822), at its junction with Dalginross Gardens, which is a good quality private residential area within short walking distance of the town centre which lies to the north.

The approximate location of the property is shown on the map below.

DESCRIPTION:

Dalginross House is an attractive, two storey late Victorian/early Edwardian former dwelling house which is of traditional stone construction having been adapted to provide a good quality 16 bedroom care home.

Main access into the property is from the car park in to an entrance vestibule and thereafter, the entrance hallway, via a secure intercom system. There are two resident dayroom areas, forming a dining room and a separate sitting room, which both feature high level ceilings and have ornate coricing.

At ground floor, there are a total of 11 resident bedrooms, three of which have en-suite provision comprising either shower pod, WC and wash hand basin or WC and wash hand basin only. All bedrooms have a wash hand basin in place, including those which do not have an en-suite. Ancillary accommodation within the ground floor comprises a communal residents toilet and bathing areas, together with general storage.

An internal staircase provides access to the upper floor levels, also being served by a stair lift. At mezzanine/half landing, is a resident bedroom, residents toilet and a staff changing area.

The staircase continues up to the first floor level, again with a stair lift, where there are a further four resident bedrooms, one of which has en-suite facilities. These rooms are typically larger being similarly finished to the ground floor. There is also a small lounge area for residents or staff use, together with a communal toilet.

Service areas are primarily located at ground floor and comprise a manager's office, domestic style kitchen, ancillary food preparation area and laundry room.

At attic level is a manager's/staff sleep over flat with lounge, single bedroom, double bedroom, small kitchen space and shower room, having direct fire exit access.

ACCOMMODATION:

Ground Floor: Entrance vestibule and hallway, 11 resident bedrooms (two with en suite shower, two with en suite toilet), residents day room lounge and dining areas, communal toilet, bathing and shower room facilities, kitchen, laundry, managers office, general storage, boiler room.

First Floor: Five resident bedrooms (two with en suite toilet at half landing and at first floor), staff changing room (also at half landing), communal patient toilet, bathing and shower room facilities, general storage, small sitting/interview room.

Attic Floor: Three apartment flat with small kitchenette and shower room, plus eaves storage.

External: Mature garden grounds, outbuilding stores, parking for 5/6 cars.

**THE BUSINESS:**

This business is reluctantly being brought to the market as a result of retirement. The vendor has owned and run the business for the past 27 years.

Although the care home is owner operated there is an experienced management team in place to deal with the day to day running of the home.

TRADING INFORMATION:

Trading information for year ending February 2020 show a turnover of £730K and £720K in 2021; producing an EBITDA in the region of £155,000 in both years.

STAFF:

The home is run under management. A full staffing list will be made available to seriously interested parties on request.

FEE RATES:

There are currently 16 residents in situ with a strong level of private fee payers. Weekly fee rates range from £653.79 to £1,188.50 with the average fee currently £1,021.40.

OCCUPANCY:

Occupancy is currently 100% based on 16 bedrooms. Out of the current 16 residents, 11 are privately funded clients with the remaining being local authority funded. Additionally the home has a waiting list of potential residents.

REGISTRATION:

The home is registered with the Care Inspectorate (registration number- CS2003009752.) for the provision of residential care to 17 older persons.

PRICE:

Offers over £900,000 are invited for the business as a going concern.

ASSESSMENT:

We have consulted the Scottish Assessor's website (www.saa.gov.uk) and note that the premises are entered in the current Valuation Roll as follows:-

Rateable Value: £19,600

We are advised that the current business rate is 49.8 pence, however this property benefits from 100% rates relief.

VAT:

All figures quoted are exclusive of VAT if applicable.

ENTRY:

Upon completion of legal arrangements.

ENERGY PERFORMANCE RATING:

The property has the following EPC rating: G (188)

LEGAL FEES:

Each party will be responsible for paying their own legal costs incurred in this transaction.

REFERENCE:

ESA2578

DATE OF PUBLICATION:

January 2022

FINANCE/BUSINESS MORTGAGES

DM Hall is in regular contact with the specialists involved in the financing of business and property purchases in Scotland and would be happy to make any necessary introductions if required.





CONTACT:
Viewing is strictly by appointment and arrangements can be made by contacting -



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