

FOR SALE

>D KirkbyDiamond



Brook House
72 High Street
Riseley
Beds MK44 1DT

Established Care Home In
Sought After Location
6,613 SqFt (614.34 SqM)

- Potential For Redevelopment (subject to planning)
- Separate Day Centre/Annex
- Large Rear Garden
- Parking to Front & Side

Location

The premises are located on the High Street in the popular north bedfordshire village of Riseley.

Approximately 8 miles north of Bedford, 9 miles west of St Neots and 6 miles south east of Rushden.

Local amenities include a village shop, car garage and the Fox & Hounds public house. Furthermore there is a playing field used by local cricket and football clubs, a village hall and a primary school.

Description

The property comprises two detached buildings situated to the front of a slightly elevated plot. The main building is a former two storey detached house that dates back to the 17th century and has been extended with two wings to the rear.

The main property continues to run as a care home and provides entrance hall, lounge, dining room, conservatory, sitting room, kitchen, office and 13 bedrooms (10 single and 3 double).

In addition, there are wc's within some bedrooms as well as separate wc and bathrooms on each floor.

The second detached building has been used as a day car centre in support of the main care home. It provides entrance hall/reception area, bathroom with wc facility and two large reception rooms.

Externally the grounds provide parking for approximately 9 vehicles and a mature garden backing onto fields at the rear.

The main property is listed and its location falls within a conservation area. Its future use could be for continued care home use or other commercial uses (subject to planning).

The layout and configuration of the property would also make it suitable for conversion and redevelopment to residential (subject to planning)

NIA – Net Internal Area

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq M	Sq Ft
Main Building		
Ground Floor	340.87	3,669
First Floor	273.47	2,944
Annex		
Ground Floor	74.57	803
Total	614.34	6,613

Areas quoted are approximate and should not be held as 100% accurate.

Terms

The premises are to be sold on a freehold basis at offers in excess of £895,000 exclusive.

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.



Business Rates

Rateable Value - £TBA

Interested parties are advised to contact the relevant Local Authority.

EPC(s)

TBA

Viewings

Strictly by appointment only.

Nathan George

01234 905134

nathan.george@kirkbydiamond.co.uk

Diccon Brearley

01234 905133

diccon.brearley@kirkbydiamond.co.uk

Viewing Days

Monday 15th April 11am-1pm

Thursday 25th April 2pm – 4pm

Tuesday 30th April 11am – 1pm

