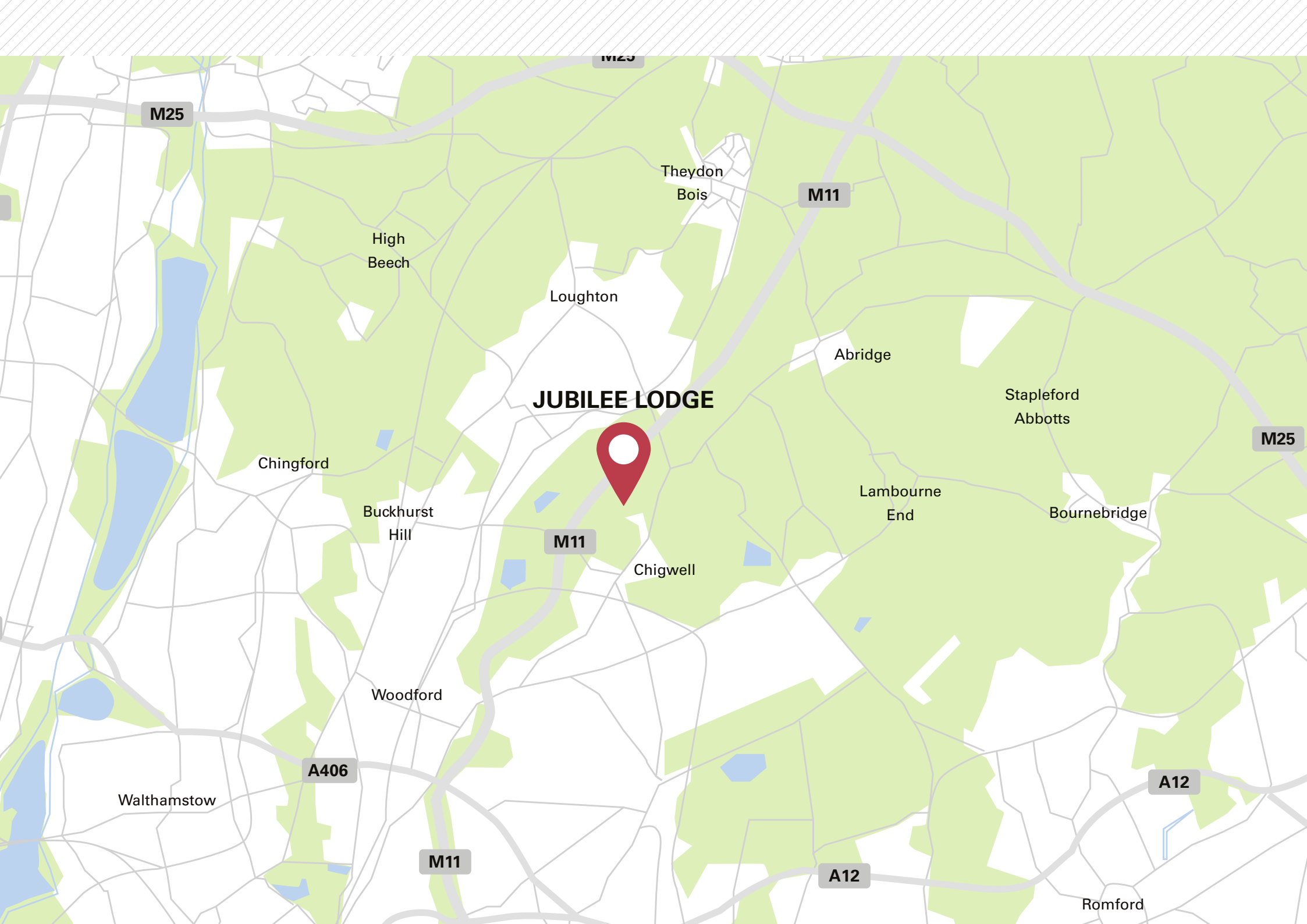




Jubilee Lodge, Grange Farm, High Road, Chigwell, IG7 6DP

OPPORTUNITY TO LEASE A FORMER RESPITE CARE HOME AND PREMISES FOR SPECIALIST CARE WITH POTENTIAL FOR ALTERNATIVE USES, SUBJECT TO PLANNING PERMISSION

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M25

M25

Theydon
Bois

M11

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Loughton

Abridge

JUBILEE LODGE

Stapleford
Abbotts

M25

Chingford

Buckhurst
Hill

M11

Lambourne
End

Bournebridge

Chigwell

Woodford

A406

A12

Walthamstow

M11

A12

Romford

Summary

- Rare opportunity to lease a former respite care home (Use Class C2) with vacant possession
- Located in Chigwell, Essex with good local transport connections including Chigwell Station (Central Line) within 1.2 miles
- Approximately 19,908 sq ft GIA of existing accommodation
- Comprising 31 refurbished single bedrooms with ensuite wet rooms with extensive ancillary rooms and facilities and a central court yard
- Opportunity for alternative uses (subject to obtaining the necessary planning consents)
- Available on a new FRI lease for a minimum term certain of 15 years
- Further details available on request

LOCATION

The property is situated in Chigwell, a town in the Epping Forest District of Essex, located approximately 12 miles north east of Central London.

Local transport connections are good with Chigwell Station located approximately 1.2 miles away, which is on the Central Line. The property is set within an affluent semi-rural location, with the M11 less than a mile to the northwest. Nearby properties include the Grange Farm Centre, Chigwell Riding Trust, Chigwell Grange (an exclusive gated residential development) and Chigwell School.

DESCRIPTION

The property comprises single and two-storey buildings of varying ages extending to approximately 1,849.6 sq. m (19,908 sq. ft) with a courtyard in the centre of the premises. There are 31 refurbished resident bedrooms with ensuite wet room showers, with areas ranging between 9.5 sq. m – 22.9 sq. m excluding the ensuite. Ground floor accommodation also includes: a hairdressing salon, offices, dining room/lounge, library and conservatory. First floor accommodation comprises volunteer residential bedrooms with a sink, shared WCs and showers, training/meeting rooms, changing room and a prayer room.

SERVICES

The property benefits from mains water, drainage, oil and electricity.

TENURE

The property is offered to let on a new FRI lease with a minimum term of 15-years.



PLANNING

The property is situated within Epping Forest District Council. We understand that the property has planning permission for its current use as a care home within Class C2. We are of the opinion that the property could be converted to provide alternative uses, such as an SEN school, subject to planning permission.

Prospective purchasers should make their own enquiries of the local planning authority.

EPC

EPC- E

VAT

The property is not elected for VAT.

TERMS

The vendor is seeking a tenant for the whole of the premises on a minimum lease term of 15 years on the following terms:

- Term: a minimum of 15 years with annual RPI indexed reviews (1% collar and 5% cap)
- Repairs: the tenant will have a full repairing obligation.
- Alienation: the tenant may not sublet or hire out part or all of the premises.
- Initial rent in excess of £310,000 per annum.

FURTHER INFORMATION

The following information is available on request:

- Floor plans
- EPC certificate
- FRA
- Asbestos report





Contacts

For Further information please contact:

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Particulars issued February 2025.