



OFFERS INVITED

FOR SALE

walton^w
HEALTHCARE PROPERTY CONSULTANTS

**Established Care Home trading for over 25 years
29 bedrooms all with ensuite showers and baths**

Mains House Care Home, Main Street, Newtonmore PH20 1DF

On the instructions of the administrators, Grant Thornton, Walton HPC are delighted to offer this property for sale.



Side of property



Garden area

Key details:

- Located in small town, within an hours drive north of Perth and south Inverness, just off A9
- Modern care home, with purpose built extensions
- 29 bedrooms all with en suite showers and baths
- Bedrooms extend from 13 sq.m to 20sq.m (excluding ensuites)
- Number of ensuites can easily be adapted to wet room facilities
- Situated with 0.7 Acres of Land, and therefore possible expansion opportunity
- Established Care Home business been trading for over 25 years
- Mainly provides residential care with 6 nursing clients
- Average Fee £881 as at March 22, subject to 5% increase in April 22
- 24 % self-funding residents
- Current occupancy 25, with 4 new residents pending,
- Turnover as at 31st March 2021- £1,200,000
- EBITDA as at 31st March 2021 - £165,000
- Currently making a loss of £15,000 pa due to very high agency staff bill over the last 6 months
- Agency bill is being reduced, with new staff being recruited , the property is expected to return to normal trading levels by the end of May 2022
- Preference for an Asset Sale, but a Share Sale possible

Further Information can be obtained from Walton Healthcare Property Consultants Ltd, including arrangements to view.

**For further
information or
viewing, please
contact us.**



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The information and comments provided are believed to be correct, but interested purchasers may not rely on them in any way and should undertake their own enquiries and obtain such professional advice as they consider appropriate. No representation or warranty as to the completeness or accuracy of the information contained in this memorandum is given.

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