



**Care Home Investment, 20 Yew Lane, Sheffield, S5 9AN**

Care Home Investment Sale - Sheffield

Summary

|                       |                                    |
|-----------------------|------------------------------------|
| <b>Tenure</b>         | For Sale                           |
| <b>Available Size</b> | 4,341 sq ft / 403.29 sq m          |
| <b>Price</b>          | Offers in the region of £2,500,000 |
| <b>Business Rates</b> | Upon Enquiry                       |
| <b>EPC Rating</b>     | Upon enquiry                       |

Key Points

- New 30 year lease
- RPI rent reviews every 5 years
- Let to an established care operator
- Planning consent granted

# Care Home Investment, 20 Yew Lane, Sheffield, S5 9AN

## Description

### SPECIALIST LONG DATED CARE HOME INVESTMENT

The property is currently being developed by Weiston Developments a well funded and established developer and should achieve practical completion in October 2025.

Formerly operating as The Players Lounge, a private club and leisure venue (recently demolished), the site is now has planning consent (Ref:23/01850/Ful) for redevelopment into a single-storey care home (Use Class C2) comprising:

- 6 high-quality residential apartments
- A communal lounge, staff offices & training room
- Ancillary amenity and parking areas

The property will be let to Bespoke Care & Support Limited at £176,000 per annum on a new 30-year lease with RPI rent reviews every 5 years (with no cap or collar) and no lease break (example lease available on request).

## COVENANT

Bespoke Care & Support Limited, are a care company specialising in Transformative Care for over 18-year-olds who have severe learning disabilities or personality disorders. They have been trading since 2019. Thelma Turner is the CEO who has vast experience in this sector and in the 1990s she was CEO of a company which had 28 homes. The average fee per resident in the existing two homes is around £8,500 per week.

The company shows a profit before tax of £831,000 in the last set of accounts (2024) on a turnover of £5.4m (P&L for 2024 and 2023 available on request).

## PRICE

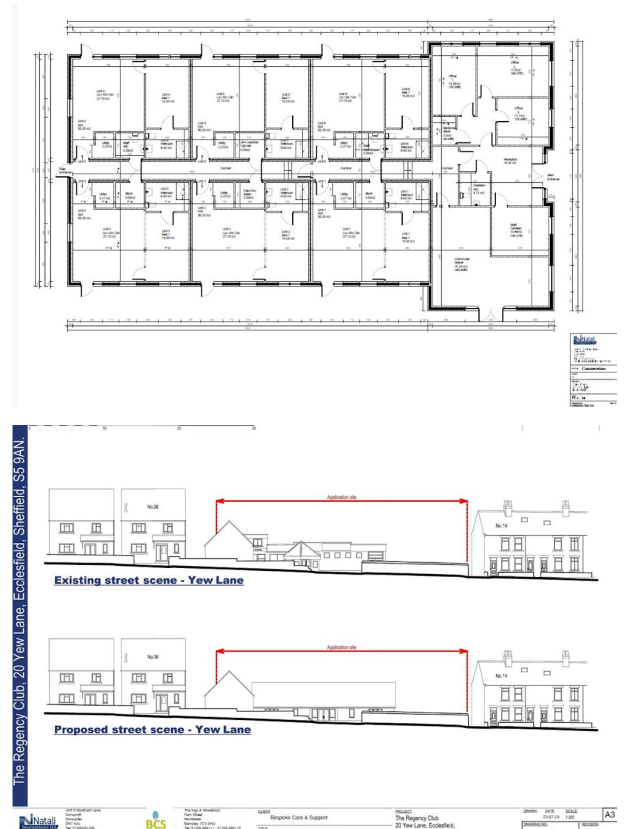
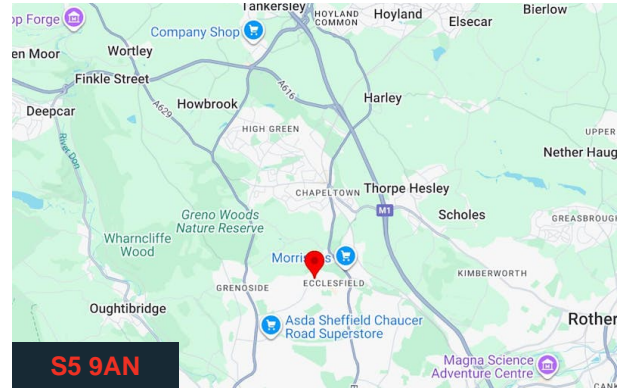
We are instructed to ask for offers in the region of £2,500,000 (TWO MILLION FIVE HUNDRED THOUSAND POUNDS) an offer at this level reflects a Net Initial Yield of 6.64% (after purchasers costs of 6.08%).

## AML

In accordance with the Money Laundering Regulations prospective purchasers will be asked to produce identification of the intended purchaser and other documentation to support any offers submitted to the vendors.

## Location

Situated on Yew Lane in the popular Ecclesfield/Firth Park area, with excellent access to local amenities, bus routes, and arterial roads including the A6135 and M1 (Junction 34). Less than 2 miles from Meadowhall Shopping Centre and just 15 minutes to Sheffield city centre.



## Viewing & Further Information



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