



The Smile Centre, Hemlock Road, Waterlooville, Hampshire PO8 8QT

Purpose built specialist care facility, with vacant possession

1,304 sq m (14,036 sq ft)



GERALDEVE

The opportunity

- Purpose built specialist care facility offered with vacant possession
- Designed to a high specification
- Six bedrooms [c25.5 sq m] with ensuite wet room facilities
- One three bedroom flat and a one bedroom flat, each with separate access
- Generous additional recreational space including sensory room, café, social areas and cinema room
- Gross internal floor area approximately 1,304 sq m (14,036 sq ft)
- Site of c.1.0 acre with astro turf play area within a courtyard and 15 car parking spaces (four for disabled)
- Potential to add more bedrooms through re-configuration or redevelopment



Location

The Smile Centre is located within Waterlooville which lies within the county of Hampshire, ten miles to the north east of Portsmouth. The site sits on the western edge of Waterlooville within a predominately residential area. The property benefits from good road connections with the A3 (M) located 2.5 miles from the property. The property is bound to the north by Rachel Madocks School, a specialist school for children aged 2–19 with severe and profound multiple learning difficulties.

Description

The property was purchased by the current owner in 2011 and subsequently substantially redeveloped. It is a large, single storey building in a horseshoe shape, centred around a large courtyard. The two wings that comprise the bedrooms are cedar clad, the remainder of the property is white render and provides recreational space. The building benefits from part garden roof and part pitched roof containing 40 solar panels. The building is fitted out to a high specification and has capacity to increase the number of bedrooms.

The site extends to c1.0 acre, with a timber fence around the perimeter and two points of access, from the east, Hemlock Road and from the west, Eagle Avenue. The courtyard provides a part AstroTurf covered play area and there are a total 15 car parking spaces, four of which are for disabled. There is also a pathway around the perimeter of the property.

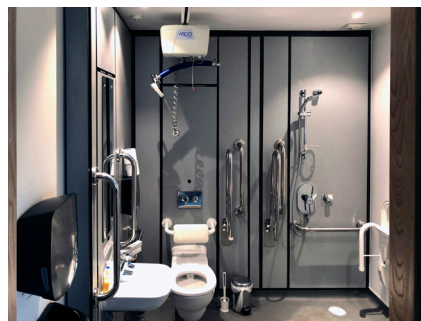


Accommodation

The property previously served as a respite short break facility to provide care for disabled children and their families, it was generously designed and has the potential to be partitioned into three separate units. The Smile Centre currently includes the following facilities:

- Six bedrooms (25.5 sq m) plus ensuite wet rooms (6.0 sq m)
- One bedroom flat (106 sq m)
- Three bedroom flat (112 sq m)
- Large sensory room
- Quiet room, administrative offices and utility rooms with commercial laundry
- Lounges, café/social area and cinema room
- Commercial kitchen, food store and storage cupboards
- Assisted bathrooms and multiple WC facilities
- Reception foyer
- Plant room

There is underfloor heating, full CCTV and fob access system. Air conditioning is present only within the comms room. The building is served by mains gas and electricity, each room also has its own wi-fi point and fire prevention systems are fitted.





Tenure

The property is offered freehold.

EPC

Energy Performance Rating: B

VAT

We are advised that the property is not elected for VAT.

Terms

We are seeking unconditional offers for the freehold interest by way of an informal tender.

Contacts

The property is offered for sale by the sole agents, Gerald Eve LLP. Inspections of The Smile Centre are strictly by prior appointment with the sole agents.

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