



# Satchells

7 Brand Street, Hitchin, Hertfordshire. SG5 1HX

Web site: [www.satchells.com](http://www.satchells.com) E-mail: [commercial@satchells.co.uk](mailto:commercial@satchells.co.uk) Tel: 01462 600900

## For Sale

### Care business and property



South Letchworth, Letchworth Garden  
City, Hertfordshire. SG6 3AQ  
£475,000

- Small care Company
- Daily assistance
- Freehold house
- Help with day to day living
- Includes 4 bedroom house
- Business established 22 years
- Flexible working hours
- Potential income of £76,440 per year

Established 1922 with offices in: Hitchin, Letchworth, Baldock, Stotfold, Shefford, Biggleswade.  
Satchells is the trading name of Satchells Estate Agents Limited Registered in England & Wales 9185978  
Directors: John Hilditch FNAEA, Heather F Hilditch, Alan Hilditch, and Derek Hilditch  
Head Office: 49 High Street, Biggleswade, Bedfordshire. SG18 0JH.  
Registered office: Unit 1b, Focus 4, Fourth Avenue, Letchworth Garden City, Hertfordshire. SG6 2TU.



An opportunity to purchase a small care company that would include a four-bedroom Freehold house in Letchworth Garden City with a potential income of £76,440 per year. This is a business in a box and ideal for those who are looking for flexible hours or perhaps you are already a carer rushing from client to client and you would prefer to work with 4 individuals in one place and be in control of your own destiny. You would be required to have DBS Certificate and an Adult Services First Aid Certificate.

The property is currently let, and the tenants need help with day to day living. Two of the tenants have been in residence for 22 years. All the tenants have 6 month Assured Short Hold Tenancy agreements and the income to the business from Social Services, North Herts District Council, and a monthly service charge, paid every 4 weeks.

The business owner must be able to commit 10.5 Hours per week per client so you would be looking to commit 42 hours a week, but a typical day would be a visit in the morning to help prepare breakfast and again in the day to help prepare an evening meal. Other duties would include daily assistance with shopping, doctors' appointments, helping with finance and just general support in the form of a friendly ear; the role does not involve personal care. You would be required to maintain the building and pay the utility bills. The tenants will need help and assistance 7 days a week, but the owner has a few team members he relies on when he is on holiday or unavailable and all of those wish to remain.

The current owner is retiring and has been running the business for 22 years and his tenants have become friends. The transition period will be very important so he will provide as part of the sale 3 months of goodwill to help the new owner integrate and learn the ropes and pass on his knowledge and advice.

The house is a two storey 4-bedroom house as HMO (house of Multiple Occupancy), these are rare in Letchworth. The house was built we believe between 1960-1965 as a private dwelling with a small single storey extension to the rear. Fully carpeted and decorated throughout. The property was double glazed in 2019 with a combination gas boiler feeding radiators(boiler replaced November 2021 with a 10-year warranty) and 60mm loft insulation was installed in 2015. Gas safety certificate inspection in November 2021 and electrical check completed in 2018. Trickle charged mains fed smoke and heat detectors cover the whole building and half hour fire doors with self-closers are fitted internally to all but bathroom & WC. The property is situated on the east side of Letchworth on a conventional shaped plot on the Jackmans Estate. Neighbouring houses are of a similar age and style.

The business, including the 4-bedroom house with all the contents, 3 months goodwill, is for sale for £475,000 and would generate when fully let £76,440 per year. Accounts are available upon request.

In the first instance please Call Alan Hilditch on 01462 813235 for more information.

**Viewing arrangements:** by appointment in the first instance via Satchells.

***Draft particulars subject to change.***

*These particulars are intended as a guide only and do not offer any form of contract. All measurements are approximate Satchells have not tested any fixtures or fittings or carried out any kind of structural survey. All parties are advised to satisfy themselves to the position of; user class, rates, and VAT before entering into a purchase or lease.*

