



ABERCORN BUSINESS SALES
SUCCESSFULLY SELLING YOUR BUSINESS



**Freehold Adult Day Care Centre. Specialising in Dementia Care
Business for Sale**

Portsmouth, Hampshire

Asking Price: £625,000

Reference: DC04-ABS | Confidential Memorandum

Asking Price: £625,000, Includes Freehold Care Centre valued at £420,000.

Current Turnover: £16,000 per month / c. £193,000 per annum

Offered for sale due to the ill health of one of the owners.

There is an opportunity to increase client capacity of the Care Centre to £215,000 a year

Executive Summary

This well-established Adult Day Care Centre, specialising in dementia care, presents a rare freehold acquisition opportunity in Portsmouth, Hampshire.

Operating since 2017, the centre has built an excellent reputation for providing a safe, homely, and engaging environment for its clients. The business benefits from a strong local presence, repeat referrals from social workers and the local authority, and a loyal client base.

The centre runs under management with a small, experienced team, making it a turnkey acquisition for either an operator in the sector or an investor seeking a meaningful, profitable business.

With a freehold property independently valued at £420,000, capacity expansion opportunities, and an established community reputation, this represents a secure investment with growth potential.

Key Highlights

- Freehold Property Included – Detached, single-storey building with gardens, parking, and tranquil surroundings
- Capacity Recently Expanded – Up to 15 clients daily / 75 client sessions weekly
- Day Rate Charged – From £63.70 per client per day
- Turnover: c. £193,000 p.a.
- Adjusted EBITDA: c. £78,000 p.a. (pre-director drawings)
- Operating Hours: Easy schedule, Monday–Friday, 10:00 am – 3:00 pm
- Two Weeks Closed at Christmas
- Loyal Staff Team – Experienced carers with several years of service
- Strong Referrals – Ongoing recommendations from social workers and local authorities
- Reputation for Quality Care – Specialist in moderate dementia care, with personalised client support

The Business

The centre provides structured adult care services, specialising in dementia support within a homely, family-friendly environment. A comprehensive daily activity schedule ensures engagement and wellbeing, making the centre a first-choice provider for local families seeking reliable daytime care.

The business operates smoothly under management, requiring limited input from the owners. The established team ensures continuity of service and strong client relationships.

Growth Opportunities:

- Expand opening hours or days to increase weekly turnover
- Increase daily capacity beyond current 15-client limit

- Attracting more clients
- Explore partnerships with local healthcare providers and charities

Asking Price :

£625,000

- Includes Freehold Property independently valued at £420,000
 - Fixtures, fittings, and goodwill are included in the sale
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Location & Property

The business operates from a freehold detached property, all on one level and set in landscaped gardens adjacent to a park and bowling green.

- Freehold property valued at £420,000
 - On-site parking for 4–5 vehicles, with overflow arrangements at a nearby sports centre
 - Tranquil setting that appeals strongly to clients and families
 - Centrally located in Portsmouth, with excellent access.
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Financial Information

- Turnover: c. £193,000 per annum
 - Monthly Turnover: c. £16,000
 - Adjusted EBITDA: c. £78,000 p.a.
 - Day Rate: £63.70 per client
 - Capacity: 15 clients per day, with potential to increase
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Business Operation

- Established: June 2017
 - Staffing: Managed by a dedicated team of part-time employees
 - Operating Hours: Monday–Friday, 10:00 am – 3:00 pm
 - Reason for Sale: Due to a medical condition affecting one of the co-founders he is and a planned retirement
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Transition Support

The owner is committed to a smooth handover and is willing to provide complete training and transitional support to the purchaser, ensuring continuity for clients and staff.

Next Steps

For further details and to arrange a confidential discussion, please contact Abercorn Business Sales.

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Next Steps & Contact

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