

South London



Child Day Care

Leasehold Nursery For Sale

Leasehold Price: £199,500



Established for more than 10 years

Purpose Built Building

Rent: £15,000pa

Registered: 30 places

Large playing field

Rates: Nil

COMMERCIAL LEASEHOLD

Leasehold For Sale

Nursery in South London

Leasehold Price: £199,500

ORE are delighted to offer this Day Nursery for sale located within a leafy and densely populated residential area of South London area and within short distance of major transport links including a National Rail station. This nursery has been established in this area for over 10 years, as such benefits from strong community ties, and operates in self-contained premises with child care facilities running from the ground and first floors.

This Day Nursery provides a fantastic opportunity to purchase an established nursery, with superb opportunity to extend the business and profits significantly with minimal capital outlay.

Registered Numbers

This nursery is registered for 30 children which includes children aged 6 months – 2 years and pre-school (3-5 years).

Property & Business

The Nursery is in a self-contained building which benefits from exclusive use, and is located within a larger complex of a Private Community Building. The nursery operates over two stories and has two outdoor spaces including a large grassed playing area. There are 2 parking spaces available and right of use for the purposes of drop-offs.

The general outlay of the premises is inviting and colourful which provides ideal environment for a happy and productive nursery.

Ground Floor - The ground floor reception area leads to the secure 60sqm main play area which is designated for pre-school years and equipped with toys, learning aids and furniture and access to the garden play area via a secure door from the main room. This floor further benefits from main office and kitchen along with child and adult toilet facilities.

The outdoor environment includes a small, fenced tarmac area and a large, grassed playing field with sheds to store outdoor playing equipment.

- Leasehold Nursery For Sale ■
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- Registered: 30 places ■
- Purpose Built Building ■
- Large playing field ■
- Rent: £15,000pa ■
- Rates: Nil ■
- Lease: 8 Years Unexpired ■
- Rent Review: 5 Yearly ■
- Close to Local Amenities ■

First Floor - The first floor consists of secure 48sqm play area designated for age group 6 months to 2 years and is similarly equipped with toys, learning aids and furniture.

The last Ofsted inspection was carried out in 2012 and achieved a "Good" evaluation.

Staff

The business is lead by a qualified manager and 7 members of staff who hold relevant qualifications.

Accommodation

There is no residential accommodation associated with this nursery.

Lease Terms & Tenure

This leasehold business benefits from a ten year lease which commenced in December 2011. The annual rent is £15,000 exclusive with 5-yearly rent reviews.

ORE have been advised that no rates are payable, however interested parties are encouraged to make their own enquiries.

Premium

A premium of £199,500 is sought for the leasehold interest, fixtures and fittings and business goodwill.

Legal Costs

Ingoing tenant to pay reasonable Landlords' legal costs.

Viewings Arrangements

Viewings highly recommended. If you are interested in viewing this property please contact your agent at ORE on 02084729090.



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