

Nursery in East London



Child Day Care

Leasehold Nursery For Sale

Leasehold Price: £375,000

Ref: AAA001401



Premium : £375,000

Purpose Built Building

Rent: £45,000pa

Registered: 48 places

Well Equipped Outdoor Play Area

Rates: Currently Unknown

Commercial Leasehold

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For Sale

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ORE are delighted to offer this Day Nursery for sale located within a densely populated residential area of East London and a short distance of primary transport links, including an Overground railway station. This nursery has been established in this area for almost ten years, benefiting from strong community ties. It operates in self-contained premises with child care facilities running from the basement, ground and first floors.

This nursery provides a fantastic opportunity to purchase an established nursery business, with a superb opportunity to take over a very well maintained and managed business with minimal capital outlay.

Registered Numbers

This nursery has 48 registered children, including children aged six months – to 2 years and pre-school (3 to 5 years).

Property & Business

The nursery is in a self-contained building that benefits from exclusive use and is located within a primarily residential area.

The nursery operates over three stories and has an outdoor play area equipped with sensory activities.

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

Basement Floor - The basement dining area is accessed via an airy stairwell and includes a staff room and storage area.

Ground Floor - The ground floor reception leads to the secure 61sqm 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. Off the play area are four child toilets facilities. In addition to the play area, the ground floor benefits from storage area and fitted kitchen facilities.

The outdoor environment includes a fenced soft surface area that consists of various playing equipment and toys.

First Floor - The first floor consists of a secure 29sqm area designated for six months to 2 years old and equipped with toys, learning aids, and furniture. The area is light and airy with a baby

- Premium : £375,000 ■
- Registered: 48 places ■
- Full Disclosure Pack Available ■
- Inspected in 2022 with a Good Rating ■
- Rent: £45,000pa ■
- Lease: 12 years since December 2013 ■
- Rent Review: 4 Yearly ■
- Established for almost 10 years ■

changing area. This floor also consists of an 11sqm manager's office, dedicated baby changing area and staff WC facilities.

The business also offers breakfast and after school clubs and daycare services. The operating hours are from 8 am to 6 pm Monday to Friday. The last Ofsted inspection was conducted in 2022 and achieved a "Good" evaluation.

Staff

The business is led by a qualified manager and 6 part and full-time 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 twelve-year lease that commenced in December 2013. The annual rent is £45,000 exclusive with 4-yearly rent reviews.

ORE has not been advised of the business rates payable; however, interested parties are encouraged to make their enquiries.

Premium

A premium of £375,000 is sought for the leasehold interest, fixtures and fittings and business goodwill. It is important to note that the goodwill does not include brand name and associated stationary and website.

Legal Costs

Ingoing tenant to pay reasonable Landlords' legal costs.

Viewings Arrangements

Viewings are highly recommended upon signing a non-disclosure agreement.

A Full Disclosure Pack includes pictures, three years of management accounts and inspection reports. If you are interested in viewing this property, please contact your agent at ORE on 02084729090.



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