

London N11
60 Beaconsfield Road
Friern Barnet
N11 3AE

- **Freehold Nursery Investment**
 - **Let to Teddies Nurseries Limited**
 - **Lease expires 2023**
 - **Rent Review 2016**
 - **VAT is not Applicable**
 - **Current Rent Reserved**
- £45,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Friern Barnet is a North London suburb located to the south of East Barnet, north of New Southgate and to the west of North Finchley. The property is situated in a popular residential area on the east side of Beaconsfield Road opposite the junction with Holly Park Road. New Southgate Rail Station is to the south as is the A406 North Circular Road.

Description
The property is arranged on ground floor only to provide a children's nursery. The property has been arranged to provide three separate outdoor play areas, five classrooms, nap area, kitchen, office and three WCs.

The property provides the following gross internal accommodation:

Ground Floor	322.50 sq m	(3,471 sq ft)
Total Site Area	0.075 Hectares	(0.185 Acres)

Tenancy
The entire property is at present let to TEDDIES NURSERIES LIMITED for a term of 21 years from 13th September 2002 at a current rent of £45,000 per annum, exclusive of rates. The lease provides for a rent review in 2007, 2011 and the next and final one in 2016 and contains full insuring repairing and covenants.

Tenant Information
For the year ended 31st December 2010, Teddies Nurseries Limited reported a turnover of £19,070,877, a pre-tax profit of £3,646,198, shareholders' funds of £8,970,432 and a net worth of £8,970,432. Their ultimate holding company is Bright Horizons Solutions Corp (Source: riskdisk.com 12.06.12.)
Website Address: www.brighthorizons.co.uk

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allsoop.co.uk

Viewings
Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsoop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 109 Friern Barnet.**

