

# Manchester

## St Mary's Courtyard

### St Mary's Street

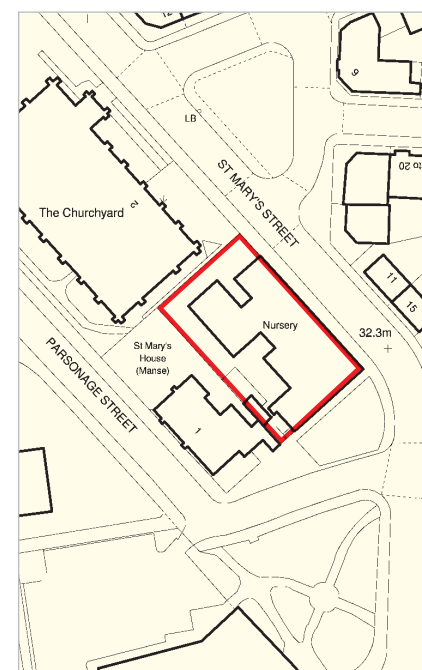
#### Hulme

#### M15 5WB

- **Attractive Grade II Listed Freehold Day Nursery Investment**
- Let to Bright Horizons Family Solutions Limited with guarantee from BHFS One Limited on a lease expiring in 2030 (1)
- Day nursery totalling 570.20 sq m (6,138 sq ft) with outdoor play area
- Rent Review in 2020
- Current Rent Reserved

**£61,214 pa**

**SIX WEEK COMPLETION AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



### Tenure

Freehold.

### Location

The city of Manchester, which has a population in excess of 400,500, is the principal industrial, cultural and commercial centre of the North West and the UK's second financial centre. The city has 2.5 million people living within a 12 mile radius of the centre. Manchester benefits from excellent communications via the M60, M62, M56, M66 and M67 motorways, Intercity rail links and an international airport.

The property is situated 2 miles to the south of the city centre in the predominantly residential area of Hulme, adjacent to the Church of St Mary.

### Description

The property is arranged on ground and one upper floor to provide a day nursery with rear outdoor play area.

The property provides the following Gross Internal Floor Areas:

Ground Floor	387.4 sq m	(4,170 sq ft)
First Floor	182.8 sq m	(1,968 sq ft)
<b>Total</b>	<b>570.2 sq m</b>	<b>(6,138 sq ft)</b>

### Tenancy

The entire property is at present let to BRIGHT HORIZONS FAMILY SOLUTIONS LIMITED, with guarantee from BHFS One Limited, for a term of 25 years from 10th January 2005 at a current rent of £61,214 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.

(1) There is a tenant's break option at the end of the 20th year.

### Tenant Information

"Bright Horizons is the UK's leading nursery network with over 200 nurseries in the UK and Ireland." (Source: [www.brighthorizons.co.uk](http://www.brighthorizons.co.uk)) For the year ended 31st December 2015, Bright Horizons Family Solutions Limited reported a turnover of £155m, a pre-tax profit of £39m, shareholders' funds of £110.75m and a net worth of £48.99m. (Source: [riskdisk.com](http://riskdisk.com) 07.09.2016.)

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

### Energy Performance Certificate

EPC Rating 93 Band D (Copy available on website).

### Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email [viewings@allso.co.uk](mailto:viewings@allso.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 53 Manchester**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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