

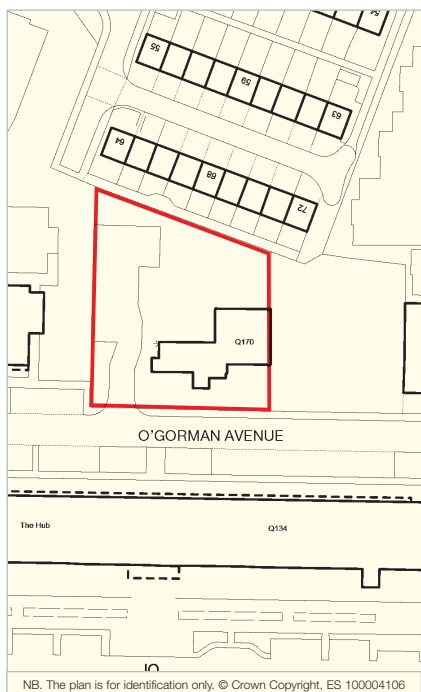
# Farnborough

## Busy Bees Day Nursery Unit Q170 O'Gorman Avenue Farnborough Business Park Hampshire GU14 7DL

- **Freehold Nursery Investment**
- Let to Busy Bees Day Nurseries (Trading) Ltd
- Lease expires 2027 (no breaks)
- Comprising 496 sq m (5,340 sq ft) 96 space nursery with car park
- Fixed rental uplift to £82,892 pa in October 2017
- Current Rent Reserved

**£75,077 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Freehold.

### Location

Farnborough, population 52,500, is an affluent town located within easy commuting distance of London. The town is situated adjacent to the A331 dual carriageway some 11 miles west of Guildford, 21 miles south-east of Basingstoke and 5 miles south of Camberley and Junction 4 of the M3 motorway.

The property is situated on Farnborough Business Park which is located to the south of the town centre on land adjoining Farnborough Airport and is some 3 miles from the M3 (J4/4A), 15 miles from the M25 (J12) and less than 1.5 miles from the town centre and railway station, which can be reached by a dedicated bus service at peak times. The property benefits from a strong catchment from employees working on the park and there are also a large number of affluent family orientated houses nearby.

### Description

The property is arranged on ground and one upper floor to provide a renovated nursery.

The property provides the following accommodation and dimensions:

**Ground Floor and First Floor 496 sq m (5,340 sq ft)**

**NB. Not inspected by Allsop. Areas provided by Vendor.**

### Tenancy

The entire property is at present let to BUSY BEES DAY NURSERIES (TRADING) LIMITED for a term of 20 years from 5th October 2007 at a current rent of £75,077 per annum. The lease provides for a fixed rental uplift to £82,892 per annum on 5th October 2017 and further open market rent reviews every fifth year of the term thereafter and contains full repairing and insuring covenants.

### Tenant Information

No. of Branches: 213.

Website Address: [www.busybeeschildcare.co.uk](http://www.busybeeschildcare.co.uk)

For the year ended 31st December 2012, Busy Bees Day Nurseries reported a turnover of £23.553m, a pre-tax profit of £5.739m, shareholders' funds of £55.501m and a net worth of £55.501m. (Source: riskdisk.com 08.01.2014.)

Busy Bees were acquired by the Ontario Teachers Pension Plan, the Canadian Pension Fund that owns the National Lottery operator for an estimated £220m. (Source: The Times 1st November 2013).

### VAT

VAT is applicable to this lot.

### Documents

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

### Energy Performance Certificate

For EPC Rating please see website.

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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