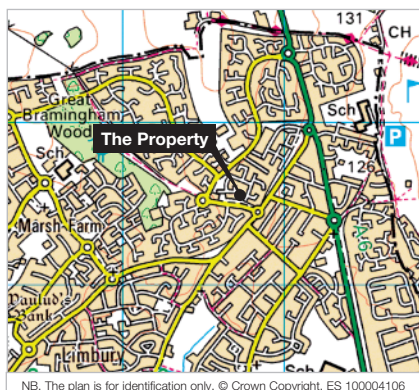


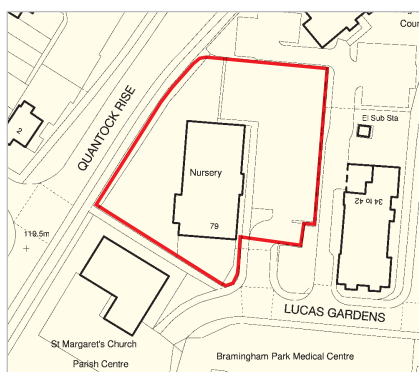
# Luton Bramingham Day Nursery 79 Lucas Gardens Bramingham Bedfordshire LU3 4BG

- **Freehold Day Nursery Investment**
- Let to Bright Horizons Family Solutions Limited with guarantee from BHFS One Limited on a lease expiring in 2030 (1)
- Purpose built nursery totalling 641 sq m (6,900 sq ft) with car parking and outdoor areas
- Site of 0.22 hectares (0.54 acres)
- Rent Review in 2020
- Current Rent Reserved  
**£104,744 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



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



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## Tenure

Freehold.

## Location

Luton is a busy and well established commercial centre located some 35 miles north of central London. The town benefits from its proximity to Junctions 10 and 11 of the M1 Motorway, has regular rail services to London and the Midlands and has its own international airport. The property is situated 4 miles to the north of the town centre and is adjacent to Bramingham Park Medical Centre and St Margaret's Church, as well as a short distance from a Sainsbury's supermarket.

## Description

The property is arranged on ground and one upper floor to provide a purpose built day nursery with some 37 car parking spaces to the front and rear outdoor play areas.

The property provides the following Gross Internal Floor Areas:		
<b>Ground Floor</b>	<b>338.5 sq m</b>	<b>(3,644 sq ft)</b>
<b>First Floor</b>	<b>302.5 sq m</b>	<b>(3,256 sq ft)</b>
<b>Total</b>	<b>641.0 sq m</b>	<b>(6,900 sq ft)</b>
<b>Site Area</b>	<b>0.22 Hectares</b>	<b>(0.54 Acres)</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 £104,744 per annum. The lease provides for rent reviews every fifth 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 58 Band C (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@allsop.co.uk](mailto:viewings@allsop.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 12 Luton**.

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

**Seller's Solicitor** Ms S Abel, Pinsent Masons. Tel: 0113 294 5269 e-mail: [samantha.abel@pinsentmasons.com](mailto:samantha.abel@pinsentmasons.com)



