

Basingstoke

Busy Bees Nursery

Hanmore Road

Chineham

Hampshire

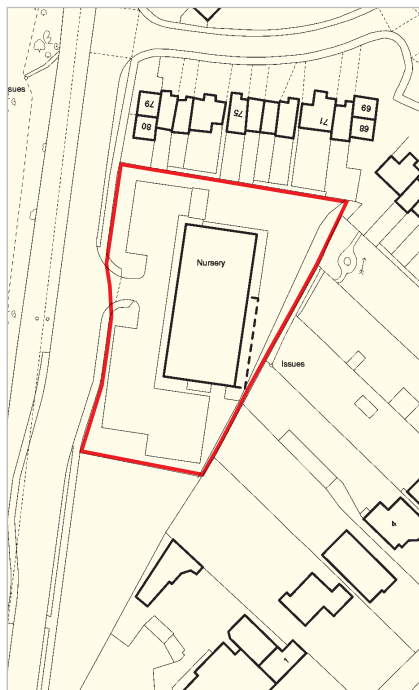
RG24 8PT

- **Freehold Day Nursery Investment**
 - Let to Busy Bees Day Nurseries (Trading) Limited
 - Lease expires in October 2024
 - Annual rent reviews geared to RPI
 - Rent Review March 2016
 - Current Rent Reserved
- £110,425.43 pa**

On the Instructions of



SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Basingstoke is a Hampshire market town with a population of some 105,000 people. It has direct access to Junctions 6 and 7 of the M3 motorway, providing communication routes to London and the South Coast. Rail services give a 45 minute journey to London (Waterloo). The property is situated in Chineham which is a densely populated residential suburb of Basingstoke, some 2 miles north of the town centre. The surrounding area is a mix of residential and commercial. Occupiers close by include an Audi showroom, Lok'n Store, Dunelm, Lidl and Go Outdoors.

Description

The property comprises a modern purpose built single storey building which benefits from a large outdoor playground to the rear and 25 car parking spaces to the front. Internally the property provides a nursery, 2 toilets, 3 kitchens, a children's bathroom, staff room, meeting room and an office.

The property provides the following accommodation and dimensions:

Ground Floor 565.49 sq m (6,086 sq ft)

Tenancy

The entire property is at present let to BUSY BEES DAY NURSERIES (TRADING) LIMITED (Company Number 03229362), guaranteed by Busy Bees Nursery Limited, for a term of 25 years from 29th October 1999 at a current rent of £110,425.43 per annum. The lease provides for rent reviews every year of the term linked to RPI and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.busybees.com

The tenant is wholly owned by Busy Bees Holdings Ltd which is the UK's largest childcare nursery provider with 237 childrens nurseries nationwide.

For the year ended 31st December 2013, Busy Bees Day Nurseries (Trading) Limited reported a turnover of £23.908 million, a pre-tax profit of £7.043 million and a net worth of £62.528 million. (Source: Experian 20.04.2015.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 79 Band D (Copy available on 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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