

Hornbeam Nursery School

Mongeham Road, Great Mongeham, Deal CT14 9PQ



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

- Arranged over three buildings
- Outside play spaces
- Separated from the school

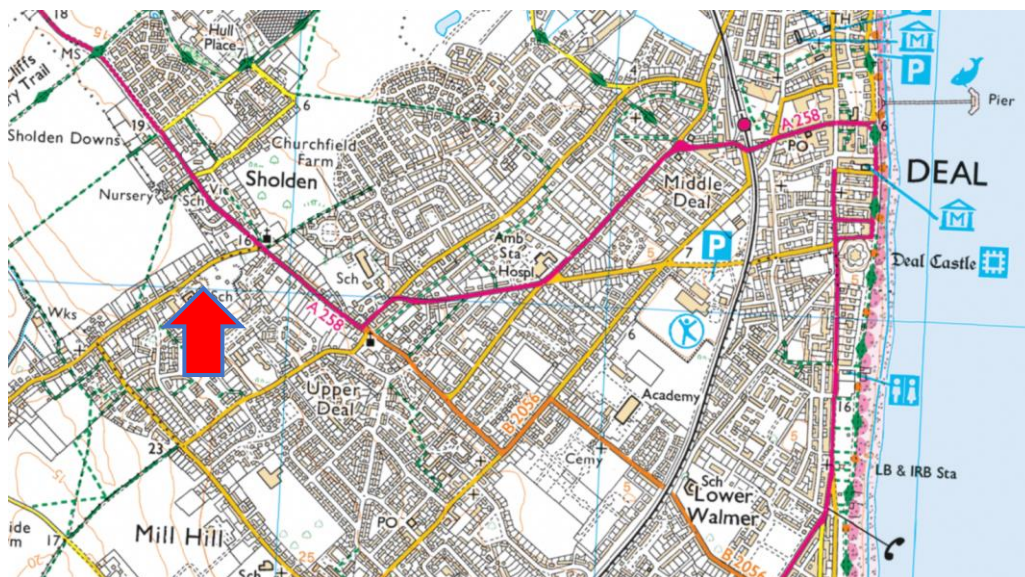
Children's Nursery

TO LET

150.0 m² (1,614 sq ft)

Location

The property is located in Great Mongeham approximately 1.5 miles to the west of Deal town centre.



It is situated within the grounds of the Hornbeam Primary School but aside from accessing via the school car park, it is self contained.

Description

The property comprises three portacabin buildings having toilet and kitchen facilities, three additional outside toilets, tarmac playground and garden area.

Each cabin has vPVC doors and windows, predominantly lino flooring (with a small area of carpet in cabin 1) and electric heating.

The site is fenced off from the school and subdivided with picket fencing to delineate areas. Part of the outside area has trees providing 'woodland' space.

Accommodation

Having measured the premises we calculate it has the following floor areas:

GIA	sqm	sq ft
Cabin 1 – front	52.1	561
Cabin 2 – middle	47.1	507
Cabin 3 – rear	50.8	546
Total	150.0	1,614

Condition

The space is ready to be occupied but some external work is needed on each cabin, and internally the areas could benefit from some redecoration.



Terms and Rent

The property is available To Let by way of a new effective Full Repairing Insuring Lease for a term to be agreed. Our client is seeking to achieve a rent of £15,000 per annum.

Rateable Value

The property has been assessed with a rateable value of £12,250. The incoming tenant may be able to benefit from small business rates relief.

VAT

Unless otherwise stated, all rents are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Utilities

The services are submetered and charged back based on usage.

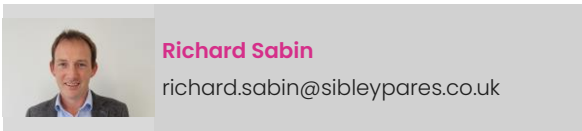
EPC

Classroom A has been assessed within Band C (70).
Classroom B has been assessed within Band C (71).

Legal Costs

The incoming tenant is to pay it's own and the landlord's legal and professional costs.

For all Viewings and Enquiries contact:



NOTE: Rental prices or any other charges are inclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.