



DAY NURSERY

TO LET

116.5 m² (1,254 sq ft) approx.

**Nursery at The Abbey School
London Road
Faversham
Kent
ME13 8RZ**

- Situated within the Grounds of the Abbey School, Faversham
- Self-Contained and Secure Building
- Large Enclosed Outside Play Area
- Excellent Parking Provisions

LOCATION

The property is located within the grounds of The Abbey School, on the south side of London Road and on the outskirts of Faversham Town Centre.

DESCRIPTION

The property comprises a single storey building providing a day nursery. It is arranged as a mix of open play areas with an integrated office, kitchen, toilets and disabled W.C.

It is finished to a modern specification having gas central heating, a mix of LED and fluorescent lighting, carpets and laminate flooring.

Externally, there is a large enclosed garden and terrace providing a secure outside play area.

The tenant is to have use of up to 8 car parking spaces in the adjoining car park.



ACCOMMODATION

Having measured the property, we calculate it has the following approximate floor areas:

Floor	Accommodation	Area m ²	Area sq ft
Ground	Open Play Areas & Office	108.2	1,165
	Kitchen	8.3	90
Total		116.5	1,254

TERMS

The property is available to let by way of a new Full Repairing & Insuring lease for a term to be agreed.

RENT

Our client is seeking a rent of £12,000 per annum exclusive of rates and VAT.

BUSINESS RATES

The tenant will be responsible for their business rates in relation to the property. The rateable value (RV) of the property is shown on the Valuation Office website as follows:

Day Nursery & Premises - £10,250

Due to the size of the property the tenant is likely to be eligible for small business rates relief. Further details are available from the Valuation Office Agency website.

EPC



VAT/FINANCE ACT 1989

Unless otherwise stated, rents are exclusive of Value Added Tax (VAT). Tenants should satisfy themselves independently as to VAT in respect of any transaction.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWINGS

Strictly by appointment through Sole Agents

BTF Partnership

Ned Gleave
William Hinckley

07717 711091
07771 600502

Details created May 2020

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