



Ryder Gardens, Rainham, RM13 7LS

Asking Price £1,300,000





Ryder Gardens

Rainham, RM13 7LS

Local Authority: Havering
Tax Band: D

- EPC RATING TBC
- Provide childcare 52 weeks per year.
- Turnover for 2022 circa. £370k – Healthy EBITDA
- Managers Office
- Staff Room
- Registered for children between the ages of 3 months to 5 years.
- Capacity for 30 children with 'Good' Ofsted Rating.
- Equipped Kitchen
- Play areas

****BUSINESS INVESTMENT OPPORTUNITY - NOT FOR RESIDENTIAL PURPOSES****

Sandra Davidson Estate Agents are delighted to offer this superb double-fronted, well-maintained, semi detached property with significant potential for further extension, subject to planning consent. Fully equipped to operate as a nursery, this property is ready for immediate occupancy by new owners.

This property is ideally situated and conveniently located close to local amenities, including schools, shops, and public transport, with easy access to Elm Park.

The accommodation includes three spacious nursery rooms, a playroom, office space, staff rooms, and bathroom facilities. Additional features include gas central heating, double glazing, and off-street parking. This is a fantastic opportunity to invest in a ready-to-go nursery. Viewings are highly recommended to fully appreciate what this property offers.

****CHAIN FREE****

****Leasehold option may also be available****

Asking Price £1,300,000



INFORMATION

Ladybird Nursery is a highly regarded Children's Day Nursery located in a popular residential area of Elm Park, South Hornchurch. Our client acquired the setting in 2010.

The business occupies a convenient and commanding position in a well-populated, sought after and affluent residential area which has public transport facilities close at hand. The nursery is easily accessible, attracting children from the immediate locality and neighbouring towns, as well as children whose parents travel via the premises en-route to their workplace.

The nursery operates from an impressive, semi-detached premise which provides a superbly appointed setting. The vendor runs the business from ages 18 months to 5 years. The business presents an efficient and competent nursery that offers flexibility, versatility and choice regarding the childcare services it delivers, providing full day care from 8am to 6.30pm all year round.

The setting provides an accommodating, home from home atmosphere, with the nursery boasting generously sized classrooms making for a stimulating, pleasant learning environment for all ages. This is an ideal opportunity for an existing operator seeking to acquire a renowned and well-established nursery that still holds fantastic potential for expansion.

ENTRANCE

NURSERY ROOM ONE 22'3" x 14'9" (6.80m x 4.50m)
Double-glazed window to side and door. Radiator.
Two separate low flush w.c.

NURSERY ROOM TWO 22'3" x 11'4" (6.79m x 3.46m)
Double-glazed window to front. Sliding doors to rear. Radiator.

KITCHEN 10'4" x 8'6" (3.16m x 2.61m)
Range of wall and base units. Gas cooker with extractor fan above. Built-in oven. Single bowl drainer sink unit. Plumbing for Dishwasher. Space for fridge/freezer. Double glazed window to rear.

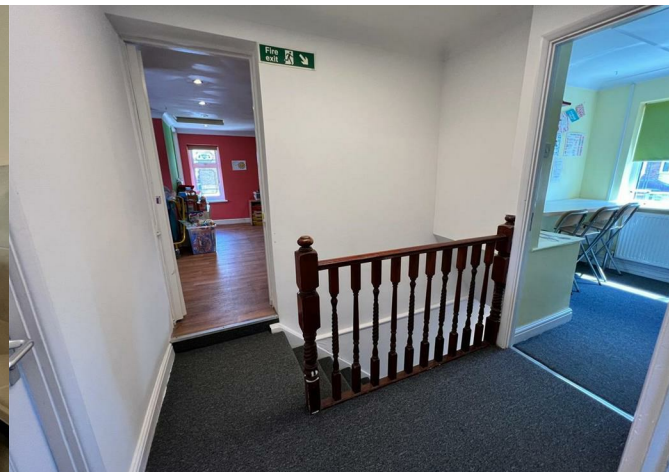
STAIRS TO FIRST FLOOR

NURSERY ROOM THREE 18'10" x 14'7" (5.76m x 4.46m)
Double-glazed window to front and side. Radiator.
Separate low flush w.c.

PLAY ROOM 11'0" x 9'7" (3.36m x 2.94m)
Double-glazed window to rear. Storage units. Single bowl drainer sink unit. Radiator.

OFFICE 12'5" x 11'0" (3.81m x 3.36m)
Double-glazed window to front. Radiator.

STAFF ROOM 8'3" x 6'5" (2.54m x 1.97m)
Double-glazed window to front. Radiator.





STAFF WC

Low flush w.c and two wash hand basins.

6'5" x 5'6" (1.98m x 1.69m)

EXTERIOR

Garden play area to rear and side.

AGENTS NOTE

-No service or appliances have been tested by Sandra Davidson Estate Agents.

LOCAL AREA

Ladybird Nursery is located in Rainham in the London Borough of Havering, the local area is almost entirely residential in character. With the benefit of Scargill School just a stone throw away the nursery has attracted a higher foot flow presence allowing parents to use nursery childcare services for their little ones.

To the west is The Chase Nature Reserve and the east is Hornchurch Country Park. The small local centre of Airfield Hornchurch and the larger village of Hornchurch provide a range of local community services, shops, schools, restaurants and more.

BUILDING INFORMATION

Building External

The nursery setting occupies a two storey semi-detached property nestled in a corner position in the centre of a popular residential area, with good roadside signage.

Building Internal

With the classrooms being arranged across the ground and first floors, the nursery provides a spacious, light and airy environment that is immaculately presented throughout. The setting is also equipped with ample learning and play equipment, encouraging the healthy development of each child through engaging activity.

Gardens

Allowing a fresh environment for children to explore and play whilst they learn, the setting features a large, fully enclosed rear and side garden.

SUMMARY

This presents the ideal opportunity to acquire a long-established children's day nursery, ideally situated in the heart of residential South Hornchurch. This acquisition would be ideal for a first time operative or experienced provider adding to their group. A viewing is highly recommended to fully appreciate the business opportunity, internal condition, and residential location.







Floor Plans



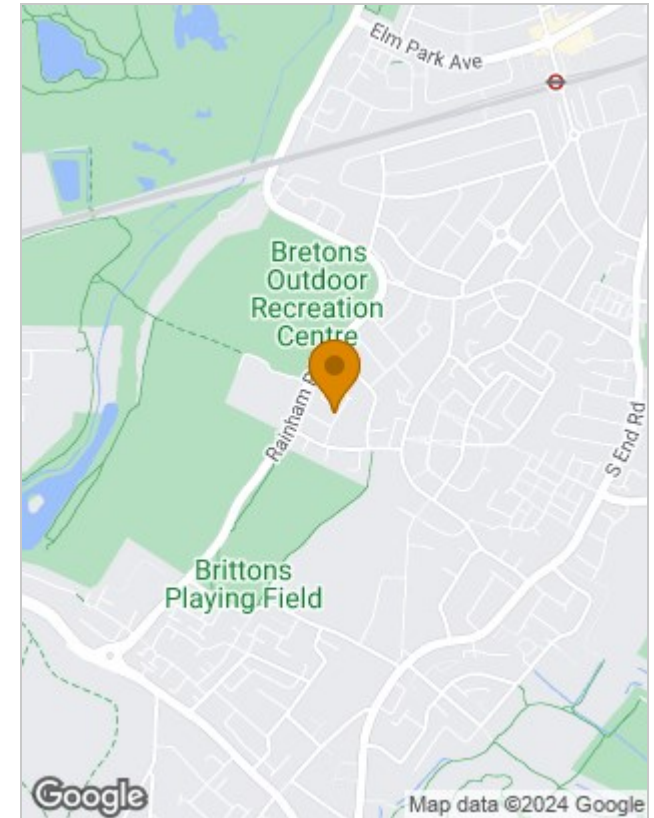
Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |