

Portishead - Stationhouse Nursery, Station Road BS20 7BZ
Freehold Nursery Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



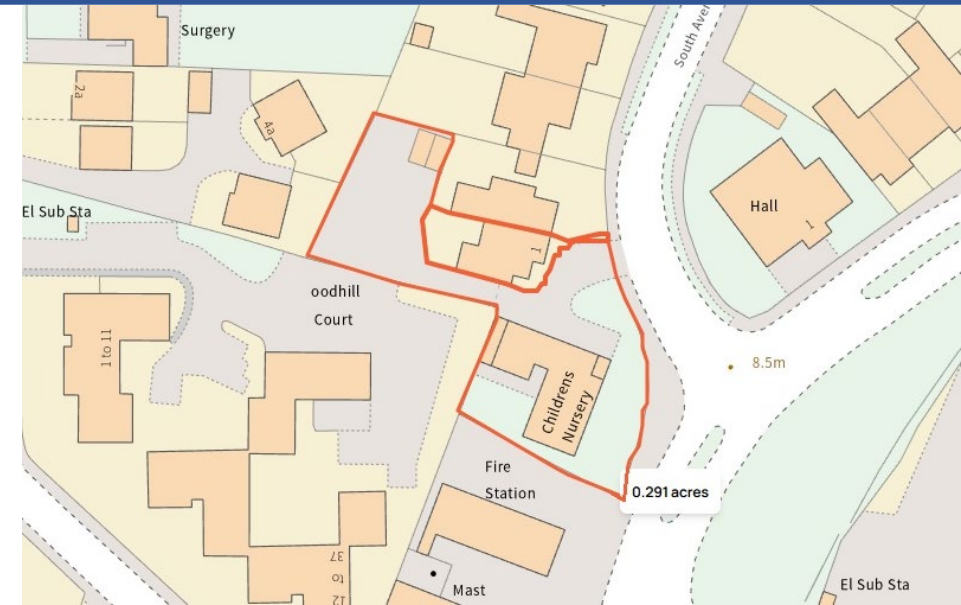
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Investment Consideration:

- Purchase Price: POA
- Rental Income: £80,000 p.a.
- Let until 2047 (no breaks)
- Rent reviews every 5th Year linked to RPI
- VAT is NOT applicable to this property
- Comprises 2 buildings, 1 two-storey detached and 1 two-storey semi-detached house, operating as a children's day nursery.
- Property benefits from large car park and 2 garages at rear
- Successful nursery operator with multiple locations across UK
- Occupiers nearby include Waitrose, Portishead Library and Shell Petrol Station.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Stationhouse Nursery (Ground/First Floor)	Stationhouse: 212.49 sq m (2,288 sq ft) Ground Floor: Reception, Play Area, Kitchen, Offices, WCs First Floor: Nursery Rooms, Staff Area, WCs 1 South Avenue: 136.61 sq m (1,471 sq ft) Ground Floor: Reception, Play Area First Floor: Offices, Storage Loft: Ancillary/Residential	Lakehouse Nurseries Ltd (Guarantor is LGDN Bidco Limited)	25 Years from 31 March 2022	£80,000	Note 1: FRI Note 2: Rent review every 5th Year linked to RPI Note 3: No break clause Note 4: Successful nursery operator with multiple locations across UK
			Total	£80,000	

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Property Description:

Comprises 2 buildings, 1 two-storey detached and 1 two-storey semi-detached house, operating as a children`s day nursery and benefit from large car park and 2 garages at rear.

The properties provide the following accommodation and dimensions:

Stationhouse: 212.49 sq m (2,288 sq ft)

Ground Floor: Reception, Play Area, Kitchen, Offices, WCs

First Floor: Nursery Rooms, Staff Area, WCs

1 South Avenue: 136.61 sq m (1,471 sq ft)

Ground Floor: Reception, Play Area

First Floor: Offices, Storage

Loft: Ancillary/Residential

Total net internal area: 349 sq m (3,759 sq ft)

Tenancy:

The property is at present let to Lakehouse Nurseries Ltd for a term of 25 years from 31st March 2022 at a current rent of £80,000 per annum and the lease contains full repairing and insuring covenants. Guarantor is LGDN Bidco Limited, parent company of Family First Nursery and Little Garden Nursery Group. No break clause. Rent review every 5th Year linked to RPI.

Family First Nursery: <https://www.familyfirstnurseries.co.uk/>

Little Garden Day Nursery: <https://lgnurseries.com/>



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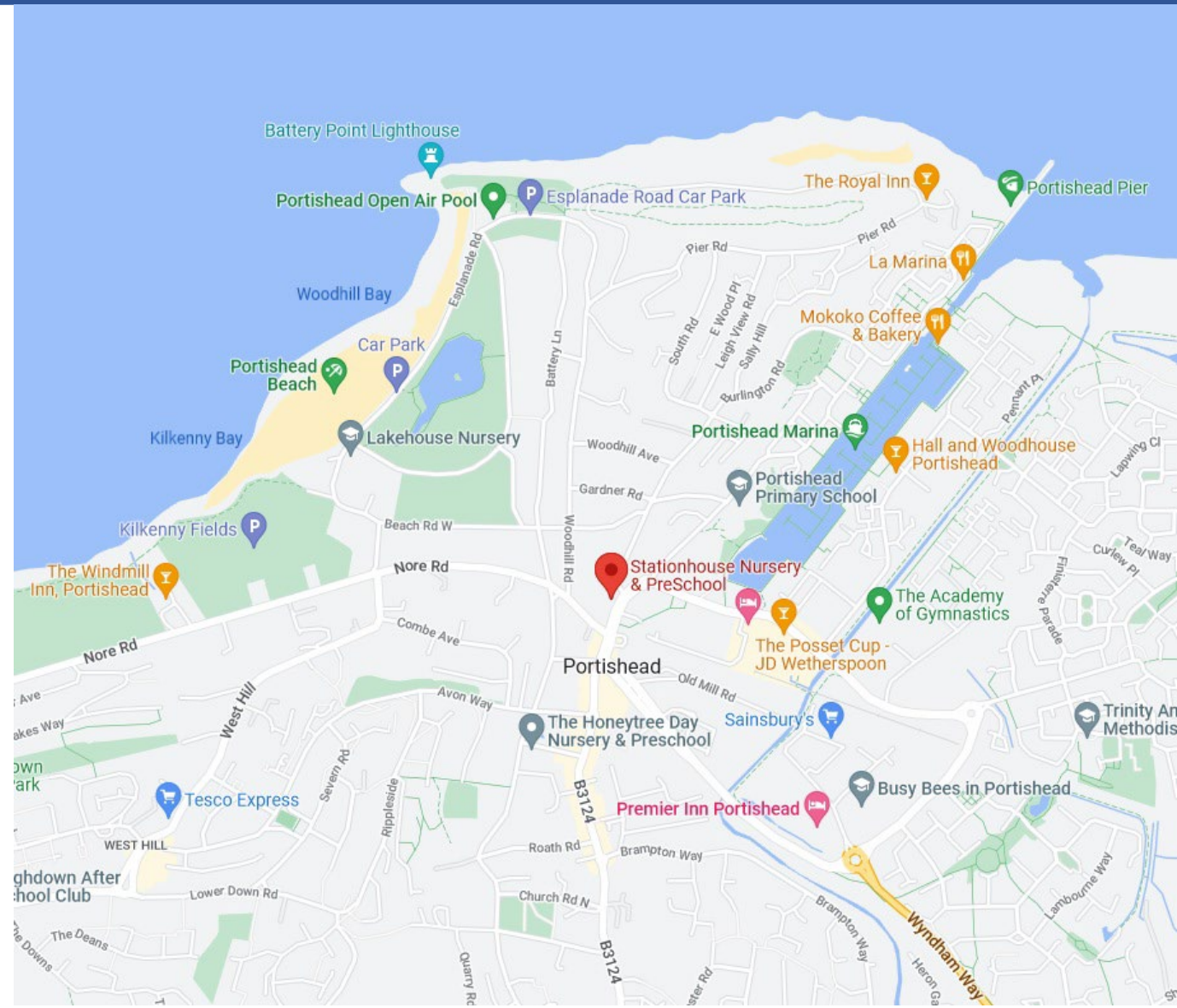
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Location:

Portishead is a town on the Severn Estuary, approximately ten miles west of Bristol, part of north Somerset District Council's administrative area. The town has areas of high-quality residential property, particularly between the town centre and Portishead beach. The A369 runs through the town and connects to the M5 at Junction 19, with alternative access via the B3124 at Junction 20. A new railway station for Portishead is planned (estimated 2024 opening), part of the MetroWest programme which will reinstate rail links to Bristol. The property is located on the northern fringe of Portishead town centre in a mixed-use area fronting the A369 on the junction of the same with South Avenue. Occupiers nearby include Waitrose, Portishead Library and Shell Petrol Station.



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Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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PROPERTY INVESTMENT & DEVELOPMENT

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