

Portishead/Ringwood – Ellingham, Lakehouse & Stationhouse Nurseries

Freehold 3 Nurseries Portfolio Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Portishead/Ringwood – Ellingham, Lakehouse & Stationhouse Day Nurseries

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Investment Consideration:

- Purchase Price: POA
- Rental Income: £240,000 p.a.
- VAT is NOT applicable to this property
- Each property let until 2047 (no breaks). Rent reviews every 5th Year linked to RPI
- VAT is NOT applicable to this property
- Comprises portfolio of 3 Nurseries (2 in Portishead and 1 in Ringwood)
- Let to successful operator with multiple locations across UK.

Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Ellingham House Day Nursery (Ground/First Floor)	Ground Floor: Conservatory, Play Area, Storage, Office, WCs First Floor: Sleeping Rooms, Kitchen, Office, Storage, WCs Outbuilding: Staff and Laundry Room Outbuilding: Temporary pre-school	Ellingham House Day Nursery Limited (Guarantor is LGDN Bidco Limited)	25 Years from 7 April 2022	£90,000	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
Lakehouse Nursery & Preschool (Ground/First Floor)	Ground Floor: Reception, Sleep Rooms, Storage, Kitchen, WCs First Floor: 4 Playrooms, Staff WC Second Floor: Ancillary, Office Room	Lakehouse Nurseries Ltd (Guarantor is LGDN Bidco Limited)	25 Years from 31 March 2022	£70,000	
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	Lakehouse Nurseries Ltd (Guarantor is LGDN Bidco Limited)	25 Years from 31 March 2022	£80,000	
Total				£240,000	

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Ellingham House Day Nursery, Ringwood BH24 3PJ

The property comprises two-storey detached nursery on a large plot of 2.25 acres land. The ground floor provides dining area, commercial kitchen, cloakrooms, changing areas and WCs. The first floor accommodation is similar in style to each ground floor element and is used for the baby element with associated kitchen, offices and staff WCs. There are also two outbuildings used as staff/laundry room and temporary pre-school.

Ground Floor: 162.08 sq m (1,744 sq ft)

Conservatory, Play Area, Storage, Office, WCs

First Floor: 108.91 sq m (1,172 sq ft)

Sleeping Rooms, Kitchen, Office, Storage, WCs

Outbuilding: 16.22 sq m (175 sq ft)

Staff and Laundry Room

Outbuilding: 76.62 sq m (825 sq ft)

Temporary pre-school

Total net internal area: 364 sq m (3,916 sq ft)

Tenancy:

The property is at present let to Little Garden Day Nurseries Limited for a term of 25 years from 7th April 2022 at a current rent of £90,000 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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Lakehouse Nursery, 49 Beach Road, Portishead BS20 7HX

The property comprises late Victorian three-storey detached house with modern rear extensions and two conservatories, operating as a children's day nursery. The property benefits from external garden areas, which are substantially surfaced in artificial grass or similar materials to provide all weather play.

The property provides the following accommodation and dimensions:

Ground Floor: 107.81 sq m (1,160 sq ft)

Reception, Sleep Rooms, Storage, Kitchen, WCs

First Floor: 64.44 sq m (694 sq ft)

4 Playrooms, Staff WC

Second Floor: 13.96 sq m (150 sq ft)

Ancillary, Office Room

Total net internal area: 186.21 sq m (2,004 sq ft)

Tenancy:

The property is at present let to Little Garden Day Nurseries Limited for a term of 25 years from 31st March 2022 at a current rent of £70,000 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.

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Stationhouse Nursery, Station Road, Portishead BS20 7BZ

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 Little Garden Day Nurseries Limited 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.

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Contacts:

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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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