



## Former Nursery Premises

Ref: 4280327

106-108 Morning Lane Hackney, London, E9 6LH

Long Leasehold: £250,000

Deceptively spacious former nursery premises

Previously registered for 44 children

39 years remaining on original 60 year lease

Property included in the price

Gardens located to the rear

Busy location close to local school. Energy rating - B



This former high turnover popular children's day nursery is now being offered for sale. Previously this setting was operated under the Little Pioneers banner by the Midcounties Co-Operative but since closing, this property has now become surplus to their requirements. This creates an ideal opportunity for new owners to acquire what is an extensive valuable property which is held on a long leasehold basis and look to re-ignite the childcare offering which this location has the demand for.

With high footfall and passing trade, the nursery has the added benefit of being located close to the local school and is also surrounded by plenty of housing. We are advised that this nursery had previously enjoyed an annual fee income in excess of £500,000 and has the scope and potential to realise these numbers again in the right hands of an enthusiastic new owner.



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## Location

This is a bustling high profile location where this nursery used to operate from the ground floor of this development. Positioned with excellent main road frontage onto Morning Lane a busy road leading into Hackney. Strategically located between Hackney Central and Homerton overground stations, the nursery enjoys excellent visibility and is ideally positioned to cater to both local and commuting parents.

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## Internal Details

The nursery is currently closed, and has been taken back to basically the bare minimum in terms of fixtures and fittings and would require a good modernisation programme to bring the aesthetic of the property back in line with the requirements for a first class day nursery.

Internally the space has been thoughtfully designed and once inside it is clearly evident that this was a popular nursery. A number of the rooms have access onto a spacious enclosed outdoor activity area which was undoubtedly very popular in this bustling location.



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## Ground Floor

This building is located across the ground floor of this wider property and is the combination of a number of interconnecting rooms which can be accessed via a central corridor. In addition to the children's rooms there are various ancillary areas including a kitchen, manager's office and staff room. These can obviously be changed around to suit the vision of a new owner.

The nursery had previously been registered for 44 children and consists of 3 children's rooms offering a combined floorspace of over 112 sqm (excluding ancillary areas).

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## External Details

The property has a deceptively spacious garden area located to the rear which spans almost the width of the entire property.

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## The Opportunity

This is an exciting opportunity to acquire a former nursery which has an ideal trading position. This is a platform for enthusiastic new owners to make the most of this location and build this nursery back up to the levels it previously traded at. The fabric of the building will need to go through a programme of modernisation but there is no reason why this nursery should not be successful again in the very near future. With a realistic asking price this building will undoubtedly be popular with new entrants to the sector or operators looking to consolidate in this location.

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## Tenure

The property is offered to market by way of the acquisition of the long leasehold interest, of which there are 39 years remaining at a peppercorn rent.





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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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