



Vacant Children's Day Nursery

Ref: 4280871

5 Hawthorn Lane, Wilmslow, Cheshire, SK9 1AA

Leasehold: Nil Premium, Annual Rent: £40,000

Affluent village location

Day nursery premises to let

Effective operating capacity for 53 children

Huge scope & potential for nursery operator

Rent price fixed for 10 years

EPC: D



This is an exciting and unique opportunity to lease a vacant, recently refurbished children's day nursery property with effective operating capacity for 53 children.

The premises are situated in the sought after and affluent village of Wilmslow, Cheshire commanding high fee rates and attracting parents from the local area.



Location

This former children's day nursery property is conveniently positioned in the heart of Wilmslow, North East Cheshire and offers easy access to motorway links and close proximity to Wilmslow train station.

During its operation, the nursery has served parents from surrounding towns attracting young children from the immediate locality, as well as from parents who travel enroute to their workplace.

Internal Details

The property comprises a four storey semi-detached property which has been recently renovated providing a versatile and stimulating environment for children.

The premises include three main playrooms, separate sleep room, dedicated staff room, parent/meeting room, spacious manager's office, separate store room, and fully fitted kitchen.

All childcare rooms are monitored by CCTV and there is a secure video intercom on the main entrance.

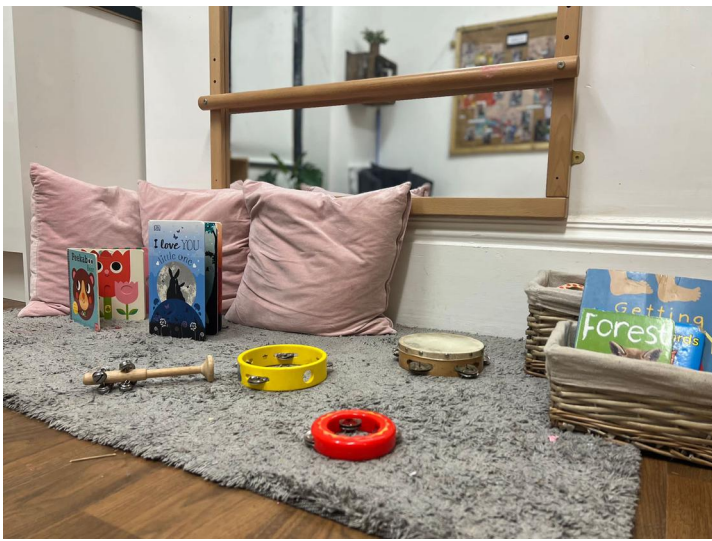


Fixtures & Fittings

All fixtures and fittings currently in the premises are included with the lease.

External Details

The nursery's outdoor activity and learning environment is positioned to the rear and along the side of the property, incorporating a low-maintenance artificial grassed area, mock road layout and climbing equipment, all on a soft impact absorbing surface. There is a separate fenced-off area for babies, and the garden is monitored by CCTV for extra security.



The Opportunity

The premises have provided quality childcare since 2011 with the nursery closing its doors in early 2024.

The previous owner re-configured and renovated the property, offering an excellent and unique opportunity for an incoming operator looking to come in and build a new business.

This prospect offers huge scope and potential given its affluent location and achievable high local fee rates.

The nursery would be ideal for a first time buyer or make an excellent addition to an existing portfolio.

Tenure

Transfer of existing lease or new lease to be agreed if preferred.

Copy of the current lease will be provided by the agent on request.



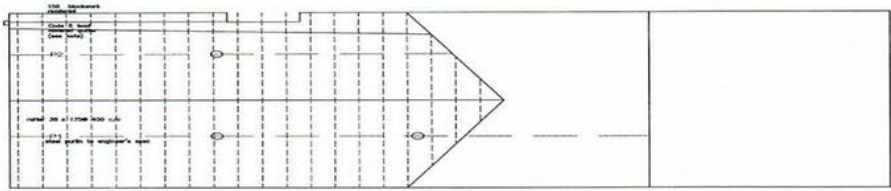




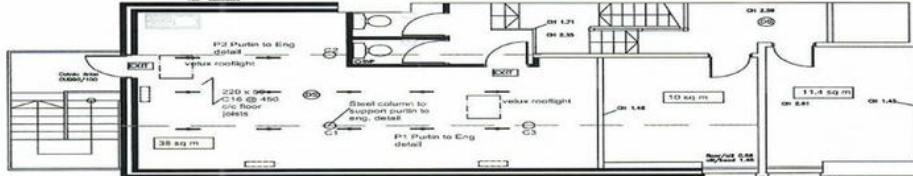
FARADAY HOUSE

All doors to be replaced with 122 door and frames
 Remove all skirting and baseboards using hand saw
 Marking and 15

ROOF PLAN

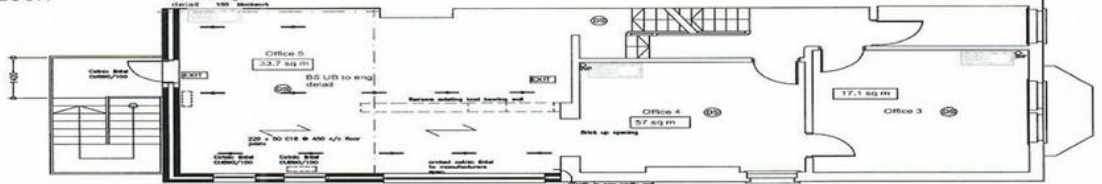


SECOND FLOOR

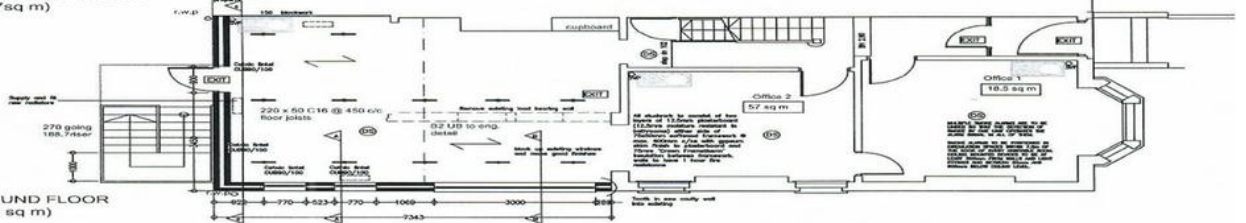


Replace existing radiator and fit new condensing gas boiler.

FIRST FLOOR (90.7sq m)



GROUND FLOOR (94.8 sq m)



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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Manchester



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189