



Happitots Nursery Thornliebank

Ref: 5280084

8 Spiersbridge Way Thornliebank, Glasgow, G46 8NG

Leasehold: Offers Invited, Annual Rent: £78,000

Registered for 103 children

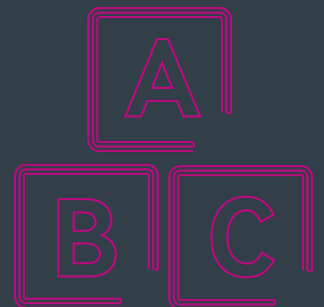
Lease runs up to 2030

Great location for commuters

Recently closed as of 31/05/24

Suitable for alternative uses

Energy Rating D



The former Happitots Nursery is being marketed by Christie & Co as a vacant children's day nursery.

Having recently closed, the property could easily be re-established and rebranded as a children's nursery again, with a previous capacity for 103 children. Alternatively, subject to change of use, it would be ideal for an alternative community based facility such as a SEN School (Special Education Needs) or an activity centre.

The current lease runs until April 2030, with the landlord open to extending the lease beyond this date should the incoming tenant meet their required criteria.

Rent is currently £78,000 per year (this is inclusive of VAT) with a service charge in the region of £11,000 per year (this is inclusive of VAT) which is payable monthly alongside the rent.



Location

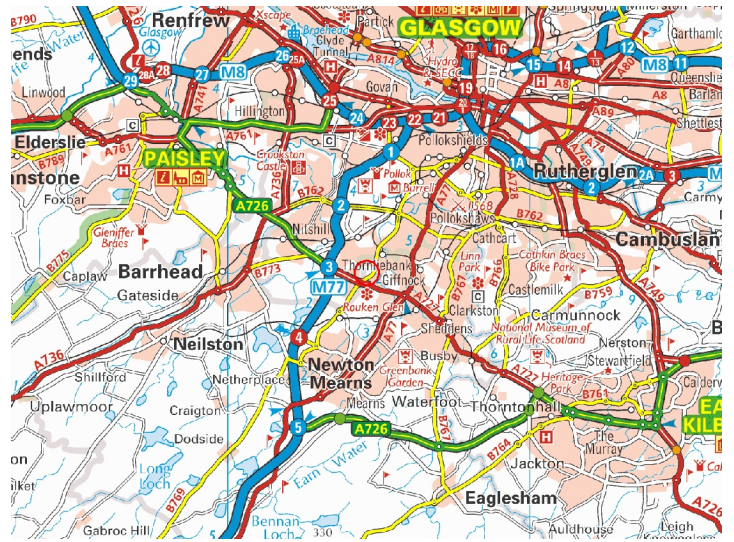
The former Happitots Nursery is located in a predominantly industrial and commercial area whilst also benefiting from a high degree of residential properties nearby. Being situated just off Speirsbridge Road, minutes away from the M77, it is well positioned for commuters and local residents, providing good access to public transport links and local amenities.

Located to the South of Glasgow, Happitots is less than a 30 minute drive from Glasgow Airport, and a 45 minute bus journey from Glasgow Central Station.

Fixtures & Fittings

Fixtures and fittings illustrated in the images are from after the nursery was permanently closed.

Any F&F will be on an 'as seen' basis and potentially available open to negotiation, a list of which can be provided to interested parties.



Staff

The property is being sold with vacant possession and no staffing team in place.

Tenure

The property is being sold as a vacant leasehold asset with the potential option for a share purchase for interested parties.

Regulatory

The property was formerly registered with the Care Inspectorate to provide childcare to 103 children. Notice to cancel the service has been rescinded as Care Inspectorate are open to keeping the current registration open until the end of June 2024 as long as a new operator has been sourced that is willing to take on the lease and meets Care Inspectorate's criteria. From July 2024 it is likely any interested party would likely be required to undergo a new registration process.

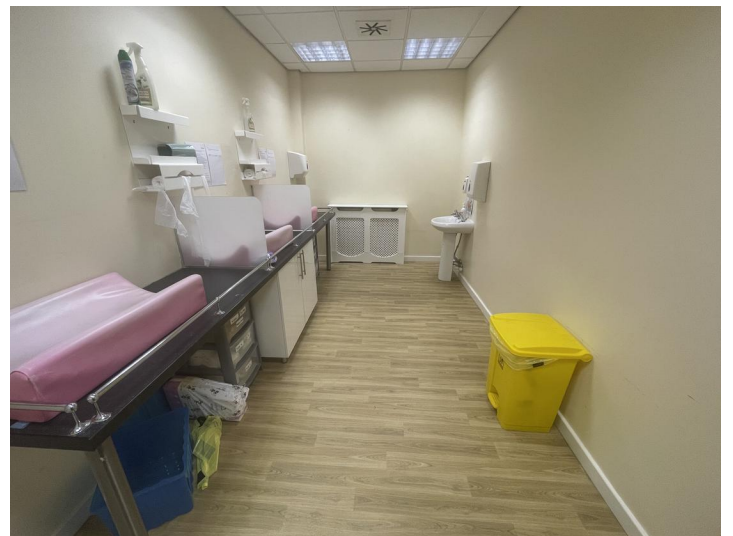
The conditions of registration are; To provide a care service to a maximum of 103 children: 30 children under 2 years, 25 children 2 years to under 3 years and 48 children 3 years to those not yet attending primary school.

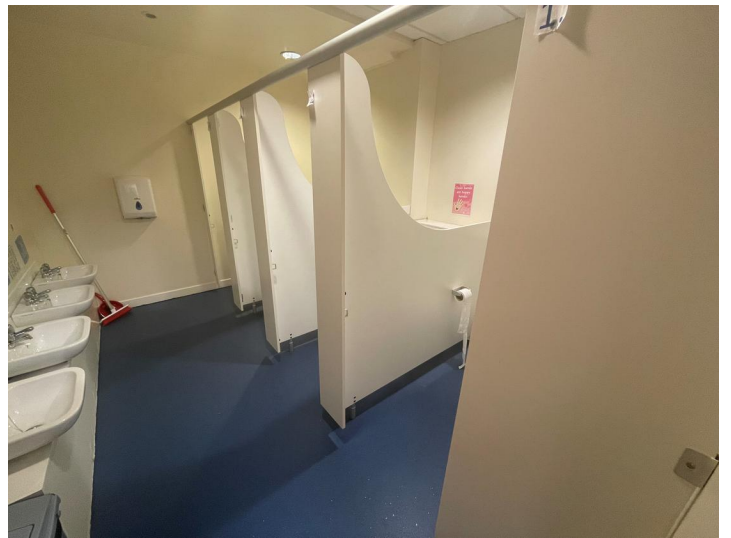
Internal Details

Access to the site is gained via a secure entrance vestibule leading through to a reception and waiting area. Downstairs, there are several playrooms as well as an office space, staff room, laundry room, storage room and toilets, which include a separate shower room. Upstairs, there are three playrooms, a large children's toilet room with napping, changing space, kitchen and an electric cupboard.

External Details

The property benefits from a private rear garden which can be split for separate use between age groups and also features off street parking to the front and side of the building.









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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Edinburgh



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