



Vacant Childcare Premises

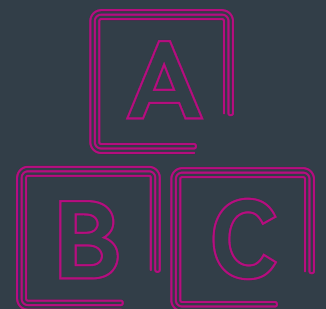
Ref: 4280904

113 Victoria Road East, Thornton-Cleveleys, Lancashire,
FY5 5HQ

Freehold: 'Offers Over' £400,000

Leasehold: Nil Premium, Annual Rent: £35,000

- Closed day nursery premises to let
- Detached bungalow property
- Effective operating capacity for 66 children
- Scope to extend and increase capacity
- Potential for alternative use
- EPC:TBC



This is a unique opportunity to lease or purchase a vacant, recently refurbished children's day nursery property with effective operating capacity for 66 children.

The premises are situated in a prominent position, and when in operation previously attracted parents from the local area and further afield.



Location

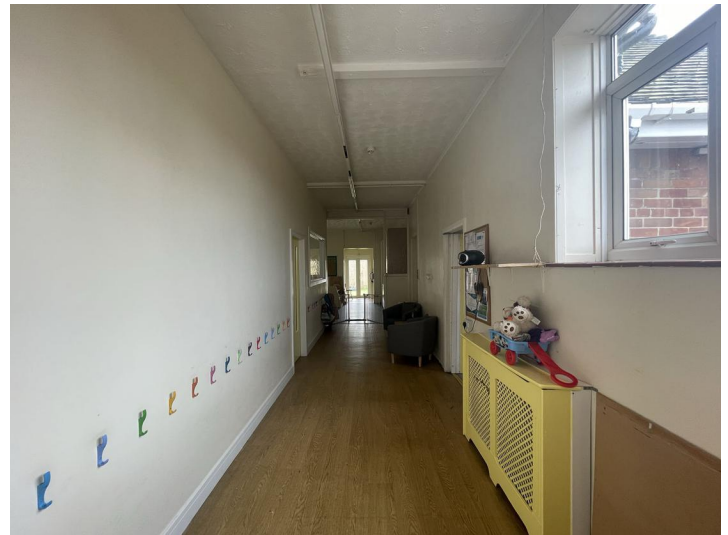
The nursery is situated in Thornton Cleveleys, a densely populated borough on the Fylde Coast of Lancashire. Occupying a convenient, roadside position in an established residential area, the nursery attracts children from immediate locality and major neighbouring towns and is perfectly placed for parents dropping off and picking up children on their daily commute.

Internal Details

The property comprises a converted and extended bungalow property which has been recently renovated providing a versatile and stimulating environment for children.

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

All rooms are monitored by CCTV.



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 including climbing equipment. There is a separate fenced-off area for babies, and the garden is monitored by CCTV for extra security.

Fixtures & Fittings

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

The Opportunity

The premises have provided quality childcare since 2004 with the nursery closing its doors in early 2024.

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

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

This prospect also offers huge scope and potential for a different operating use, subject to planning.



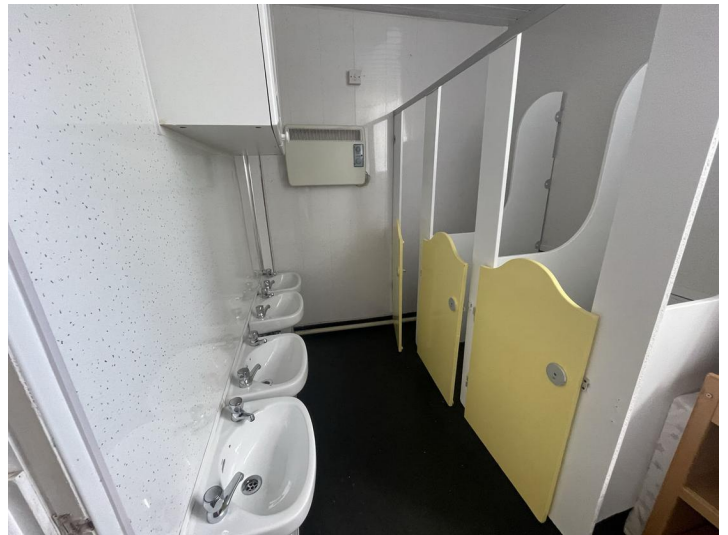
Tenure

New 10 minimum year lease to be agreed with terms to be negotiated.

Development Potential

The current owner has planning permission in place for a loft conversion extension to the building which will accommodate an additional play room, staff room and toilets.

Our client is open to negotiation around completing the extension for a new tenant should it be their preference to have this carried out.







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:

Sofia Beck

Director - Childcare & Education

M:+44 7736 616 687

E:sofia.beck@christie.com

Manchester



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