



Sanderson
Weatherall

REFURBISHED DAY NURSERY TO LET



Photograph taken 08.2019 pre refurbishment

1 CORRY DRIVE, BRIXTON, LONDON, SW9 8QT

sw.co.uk



- Refurbished accommodation
- Extensive external space
- Close to central Brixton
- Walking distance to Brixton Station

Location

The property is located on Corry Drive a short distance south of Coldharbour Lane (A2217) and approximately 0.4 miles to the east of central Brixton.

The surrounding area is residential, with retail and commercial uses in Coldharbour Lane. Brixton Underground (Victoria Line) and Brixton Station (Southeastern Railway) are within easy walking distance.

Description

The property consists of a single storey standalone property with central courtyard and external enclosed garden/play-space.

The accommodation is arranged around the central courtyard and provides reception, learning/play areas, storage, staff amenity, office, kitchen, and 4 x WC's. The property has good natural light with windows and entrances around the perimeter onto the garden/play-space as well as onto the central courtyard

Accommodation

Description	Approx. Sq. M (GIA)	Approx. Sq. Ft (GIA)
Ground Floor	428	4,607
Gross Site Area	1,963	21,136

Lease

New FRI lease for a term to be agreed subject to periodic rent reviews.



Offers

The landlord is seeking offers in the region of £85,000 per annum exclusive. Within your offer, please include the following information:

1. Proposed fitting out works and investment.
2. Proposed business use and business plan containing 3 years financial forecast and track record. Please respond to the Nursery Operator Requirements including proposed numbers of children in each category and how you will respond to future government intentions for funding places for children from 9 months of age.
3. A Tenancy Application form which can be requested from the agents.

Rent Deposit

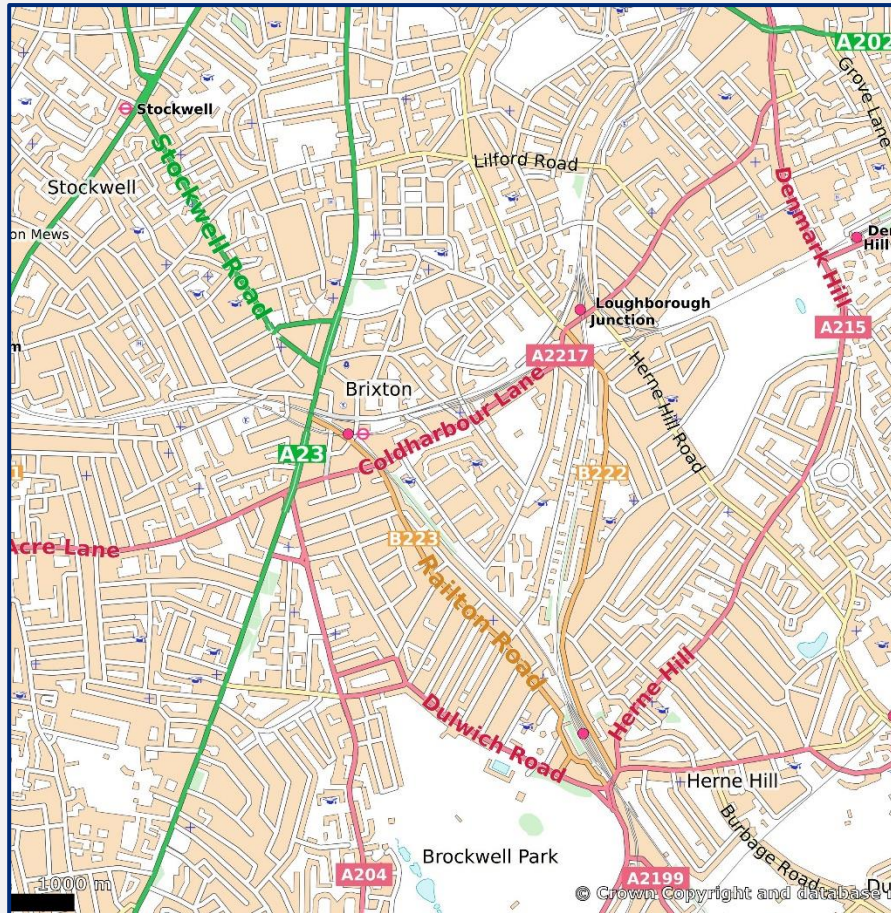
A rent deposit equivalent to 6 months' rent is to be paid to the landlord as security and held for the duration of the term.

Business Rates

Rateable Value: £55,500
Rateable Payable (2023/2024): £28,416

Planning

The site was formally a day nursery. All planning related enquiries should be via Lambeth Council Planning Department.



VAT

The property is not subject to VAT.

Costs

The ingoing tenant will be responsible for the landlord's legal, administrative and agent's costs incurred in connection with the transaction.

Nursery Operator Requirements

LB Lambeth is seeking an experienced childcare provider. Applicants should provide evidence of how they will work creatively and in partnership with the local community.

In particular, the landlord is seeking providers that can offer:

1. Funded 15 hours for eligible vulnerable 2 year' olds;
2. Funded 15 and 30 hours for 3 and 4 year' olds;
3. Places to children who are known by the local authority to have special educational needs and disabilities (SEND).

