

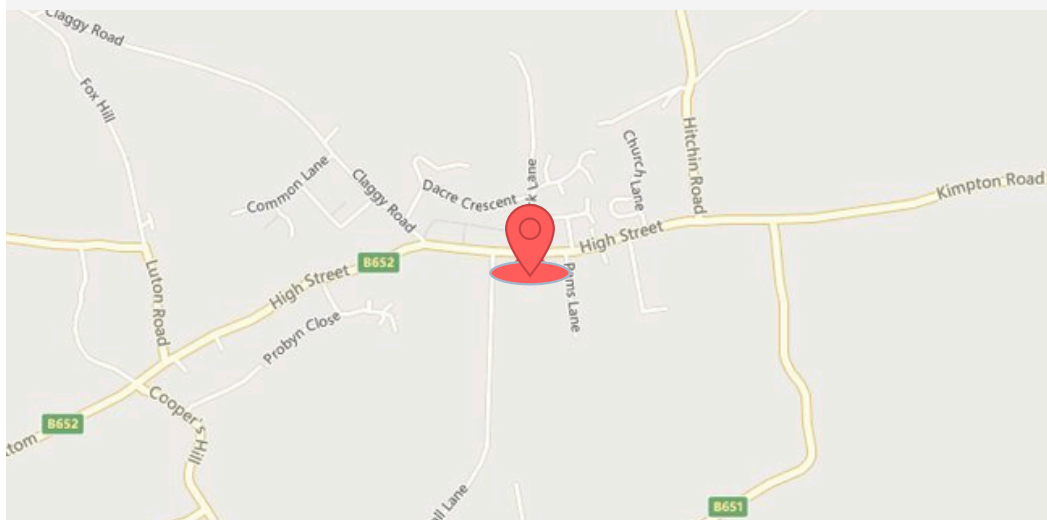
Former Kimpton Pre-School Nursery |
High Street | Kimpton | SG4 8RB

Detached Purpose Built Nursery |
1,700 Sq.ft (157.93 Sq.m) | For Sale



Key features

- Detached building
- Large outside play/activity area
- Excellent natural light
- Potential for alternative uses STPP



Former Kimpton Pre-School Nursery | High Street | Kimpton | SG4 8RB

Description

The property comprises a purpose built pre-school nursery constructed in 2010 that is arranged wholly at ground floor level. It comprises a main hall area of double height with glazed curtain walling to the front, around which there are various rooms providing office, reception, quiet space and a kitchen, together with child and adult WC's. Externally there is a large, fully grassed play/activity area. Pedestrian access is provided by a path leading from the High Street that is shared with the primary school adjacent.

Accommodation

Former nursery | 1,700 Sq.ft | 157.93 Sq.m
Site area | 0.12 acre

This area is approximate and has been calculated on a net internal basis.

Rates

The VOA website shows an entry in the current Rating List of £21,000. The rates payable will be a proportion of this figure.

For rates payable please refer to the Local Rating Authority, North Hertfordshire District Council - 01462 474000.

Location

The property fronts the High Street in the centre of Kimpton, a picturesque village with a resident population of c2,200 (2011 census). The village is situated approximately 8 miles north of St Albans and a little under 7 miles west of Welwyn Garden City, where there are connections to the A1(M).

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

EPC

The property has an EPC rating of B 48. Details available upon request.

Terms

The freehold is offered for sale with vacant possession, for which offers are invited.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

For viewings contact

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