



FOR SALE

VAT NOT APPLICABLE

FREEHOLD CHILDRENS' DAY NURSERY INVESTMENT

LEASE RECENTLY RE-GEARED
APPROXIMATELY 6.8 YEARS UNTIL
THE TENANT'S OPTION TO BREAK

120A WIMBORNE ROAD WEST, WIMBORNE, DORSET, BH21 2DT



SUMMARY

- Detached 2 storey building
- Situated on one of the principal thoroughfares entering Wimborne Minster
- Approximate gross internal area of 3,283 sq ft
- Freehold
- Entire property let to an established childrens' day nursery operator
- Lease recently re-gearred – approximately 6.8 years until the tenant's option to break and 14.8 years until lease expiry

PROPOSAL

Current passing rental **£50,000** per annum exclusive
Price **£695,000** (currently not elected for VAT)

A purchase at this level reflects a net initial yield of **6.83%** allowing for purchaser's costs of **5.29%**.



OCCUPYING A PROMINENT POSITION APPROXIMATELY 400M FROM CANFORD BOTTOM ROUNDABOUT

The premises occupy a prominent position on Wimborne Road West approximately 1.8 miles from Wimborne Minster centre and 400m from the Canford Bottom Roundabout which provides access to the A31 dual carriageway and links to the following towns:

Ringwood: 8.4 miles // **Ferndown:** 2 miles // **Bournemouth:** 8.6 miles

Approximate distances sourced from Google Earth.

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DESCRIPTION

The premises are arranged over 2 storeys and comprise the following:

Ground Floor

Open plan nursery	130 sq m // 1,396 sq ft
Stores/cloakrooms	29 sq m // 307 sq ft
Kitchenette	9 sq m // 95 sq ft

First Floor

The first floor was arranged as 2 residential apartments accessed via the side of the building, but planning consent has now been granted and implemented to allow Class E associated with the ground floor.

We have been informed by our client that the approximate gross internal area of the first floor extends to 138 sq m // 1,485 sq ft.

External

There is a forecourt providing car-parking and the current occupier has created a fenced garden area.



TENANCY

Tenant	Happy Feet Nursery & Pre-school (Wimborne) Ltd
Term	15 years up to and including 11 December 2040
Current Passing Rent	£50,000 per annum exclusive
Type of Lease	Full repairing and insuring
Rent Reviews	Upwards only on 12 June 2029 and every 3 years thereafter
Tenant's Option to Break	12 December 2032, subject to serving at least 6 months prior notice
Permitted User Clause	Children's day nursery and any other use within Class E



The operator currently has nurseries in Westbourne and Wimborne.

Happy Feet Nursery & Pre-school (Wimborne) Ltd operates from the subject property and we have been informed verbally that the nursery is currently registered on the following basis:

Ground Floor 12 x 2-3 year olds
 31 x 3-5 year olds

First Floor 15 x infants

For further details: www.happyfeetnursery.co.uk





PRICE/VAT

£695,000 which reflects a net initial yield of **6.83%** allowing for purchaser's costs of **5.29%**.

We have been informed by our client that the premises are currently not elected for VAT.

VIEWINGS

Strictly by prior appointment through the sole agents, **Goadsby**, through whom all negotiations must be conducted.



James Edwards 07801 734797
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Grant Cormack 07776 217453
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LEGAL COSTS

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

EPC RATING

B - 29

IMPORTANT

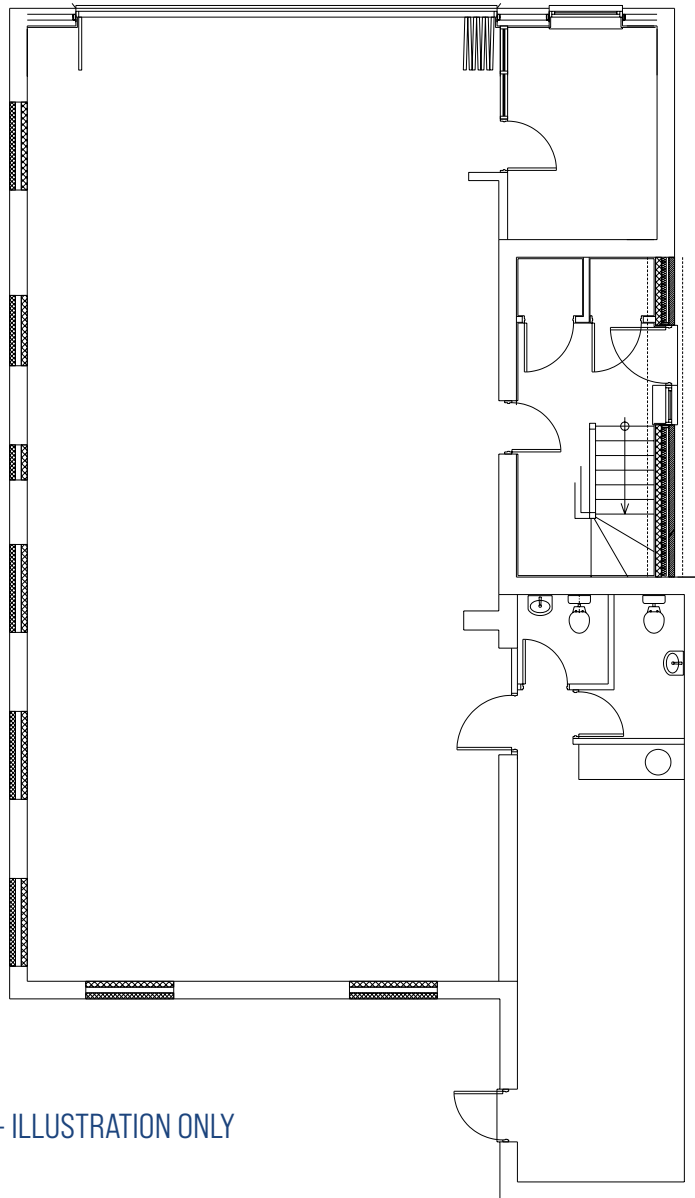
IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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GROUND FLOOR



DO NOT SCALE - ILLUSTRATION ONLY

FIRST FLOOR

