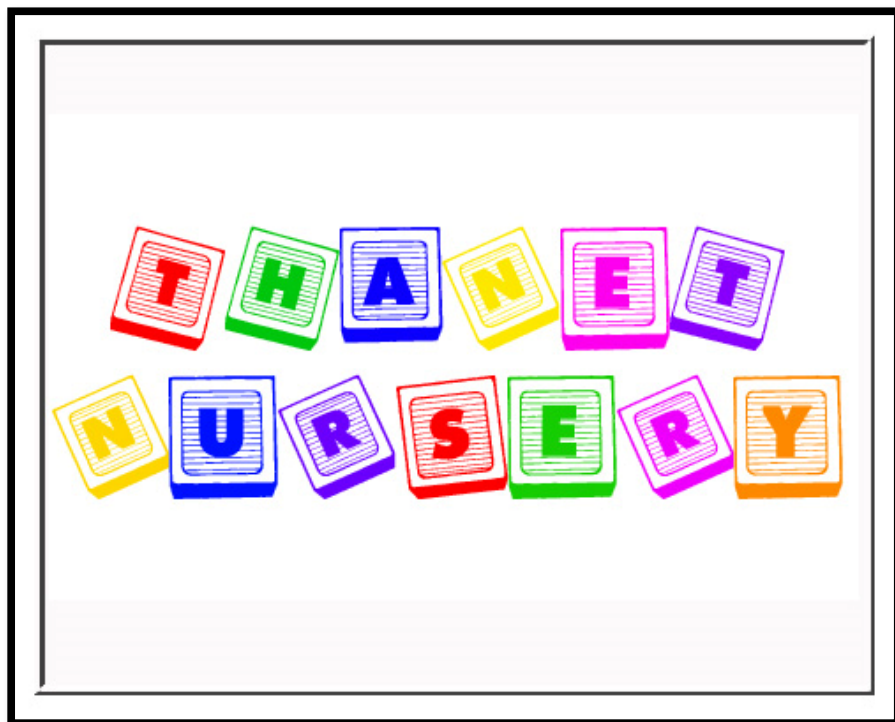


THANET VILLAGE

CONFIDENTIAL LOCATION

**ESTABLISHED TRADING NURSERY BUSINESS
FOR SALE LEASEHOLD**



SITUATION

The property is found in a very popular village location on the Isle of Thanet. The nursery is currently trading and we have been asked to keep the location confidential. Please contact us for further information.

The nursery comprises a single building of three separate class rooms, kitchen and WC's with outside space.

The building comprise a total (excluding WC's) of approximately 2,464 square foot (228.9 square meters).

NURSERY INFORMATION

The property has a license for 60 places from the age of 1 year 6 months to 11 years. Current opening hours are Monday to Friday, 8:00am to 6:00pm.

For more information and trading account please contact us. Information will be provided to named parties only.

LEASE

The property and playground are held on a lease for a term of years expiring on 20th March 2024 at a rent passing of £18,500 per annum exclusive. The lease provides for full repairing and insuring covenants.

CONFIDENTIALITY

PLEASE NOTE THAT THE STAFF ARE UNAWARE OF THE SALE AND UNDER NO CIRCUMSTANCES ARE THEY BE APPROACHED. FOR MORE INFORMATION ON THIS BUSINESS PLEASE CALL US ON THE NUMBER BELOW.

VALUE ADDED TAX

VAT will be charged if applicable.

PRICE

We are instructed to seek offers for the leasehold interest, subject to contract.

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden

Ian Crittenden BSc (Hons) MRICS
Email: ian@clarke-crittenden.com

Note

These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.