

**Lot 11, Bright Horizons Nursery, 5 Saint Thomas Place, Ely,  
Cambridgeshire CB7 4EX**

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



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## Property Information

### Freehold Children's Day Nursery Investment

- Entirely Let to Bright Horizons Nursery on a New lease expiring April 2043 (subject to option)
- 5 yearly RPI Linked rent reviews annual compounded to a minimum of 1% pa and a maximum of 4% pa
- Children's nursery in occupation since November 2003
- Comprises 717.50 sq. m. (7,723 sq. ft.) with 22 parking spaces
- Located on the established and popular Cambridgeshire Business Park

**Lot**  
11

**Auction**  
13th July 2023

**Rent**  
£110,000 per Annum Exclusive

**Status**  
Available

**Sector**  
Medical/Healthcare

**Auction Venue**  
Live Streamed Auction

### Location

**Miles** 16 miles north-east of Cambridge, 30 miles south-east of Peterborough, 60 miles south-west of Norwich

**Roads** A10, A142, M11, A1(M)

**Rail** Ely Railway Station

**Air** London Stansted Airport

### Situation

The property is located within a well established business park on the south-eastern side of Angel Drove (A142) and a short distance from the junction with the A10 (Cambridge Road) and Ely Railway Station. The business park is well occupied with tenants including NFU Mutual, Oil & Gas Holdings, ALS Food & Pharmaceutical, Microchip Touch Solutions and Shearline Precision Engineering.

### Tenure

Freehold.

### Description

The property comprises a purpose built nursey arranged over ground and first floors. Externally, the property provides a play area, external buggy and toy store together with parking for approximately 22 vehicles.

### VAT

VAT is applicable to this lot.

### Completion Period

Six week completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reviews/(Reversion)
Ground + Canopy First External Storage	Nursery Nursery Storage	480.00 226.50 11.00	(5,167) (2,438) (118)	BRIGHT HORIZONS FAMILY SOLUTIONS LIMITED (1) (2)	20 years from 06/04/2023 (3) (5)	£110,000	5 yearly RPI Linked reviews (4) (05/04/2043)
<b>Total Approximate Floor Area</b>		<b>717.50</b>	<b>(7,723)</b>			<b>£110,000</b>	

(1) For the year ending 31/12/2021 Bright Horizons Family Solutions Limited reported a Net Worth of £73,533,000 (NorthRow 05/06/2023). Bright Horizons is one of the most well known and trusted nursery care providers in the UK with 300+ nurseries ([www.brighthorizons.co.uk](http://www.brighthorizons.co.uk)).

(2) The most recent Ofsted inspection dated 13/10/2021 graded the Overall Effectiveness of the nursery as "Good" ([www.ofsted.gov.uk](http://www.ofsted.gov.uk) 05/06/2023).

(3) The lease provides for a tenant option to determine the lease on 06/04/2038 upon serving 6 months written notice.

(4) The lease provides for 5 yearly, upward only, RPI linked, annually compounded rent reviews to a minimum and maximum of 1% and 4% per annum respectively.

(5) Whilst this is a new lease running from April 2023, the children's nursery has been in occupation of this site since November 2003.

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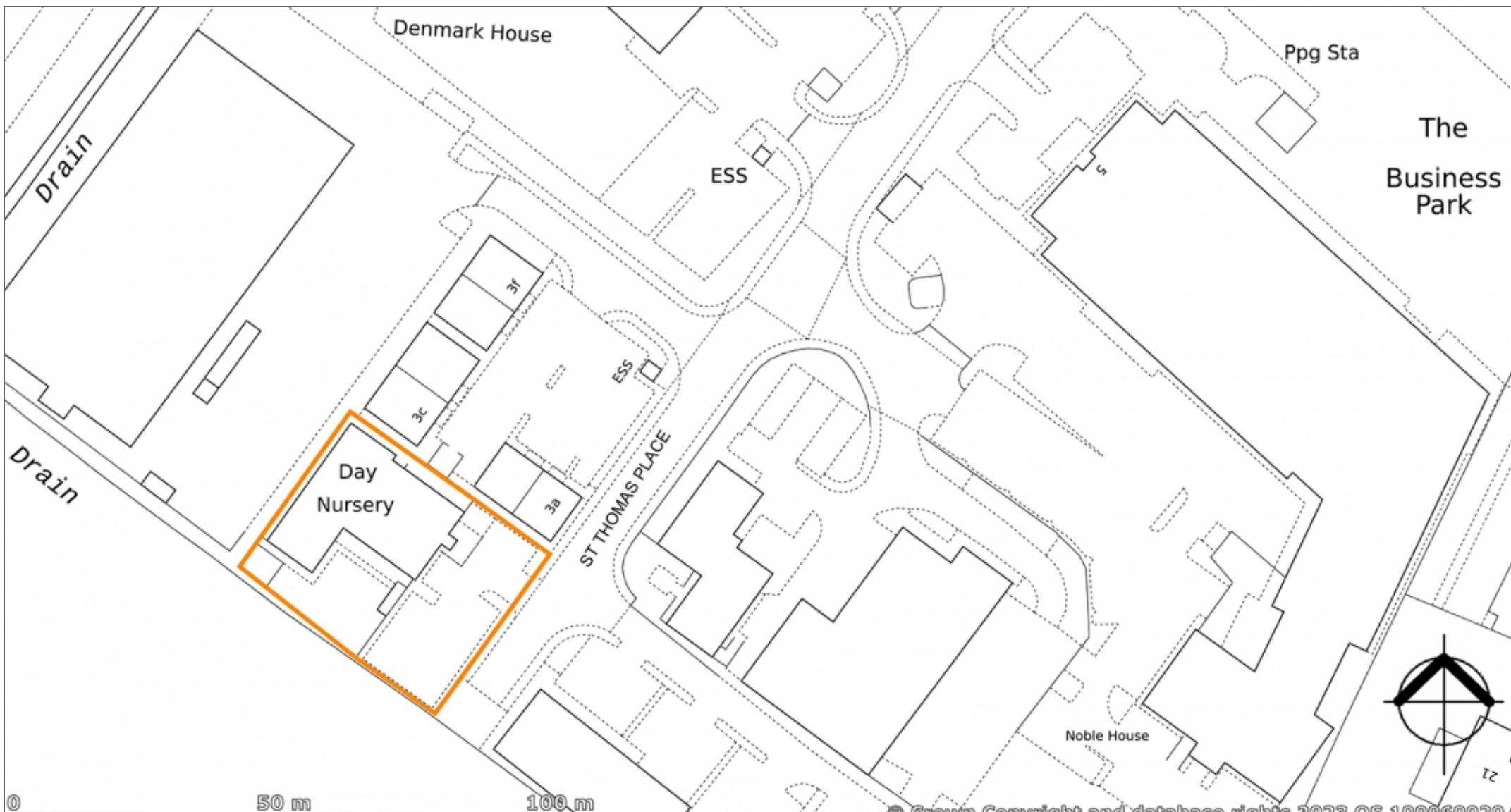
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## Contacts

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September 2020