

Lot 4, Montessori by Ashbourne Nursery, 107 Bois Moor Road, Chesham, Buckinghamshire HP5 1SS

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



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Property Information

Freehold Children's Nursery Investment

- Majority let to Ashbourne Day Nurseries Limited (t/a Bois Moor Montessori by Ashbourne)
- Let on a 15 year lease expiring December 2036 (no breaks)
- 5-yearly RPI linked rent reviews (collar 1% pa and cap 3% pa)
- Includes two flats above let on long leases
- Future residential potential (subject to consents)
- VAT free investment

Lot

4

Auction

21st September 2023

Rent

£47,500 per Annum Exclusive

Status

Available

Sector

Education

Auction Venue

Live Streamed Auction

On Behalf of a Real Estate Investment Trust

Location

Miles

11 miles south-east of Aylesbury, 25 miles north-west of Central London

Roads

A416, M1, M4, M25, M40

Rail

Chesham Underground Station (Metropolitan Line)

Air

London Luton Airport, London Heathrow Airport

Situation

Chesham is an attractive Buckinghamshire market town situated on the south side of the Chiltern Hills. The property is located on a quiet residential street overlooking Chesham Moor and close to Chesham town centre, with Chesham Underground Station (Metropolitan Line) about 1 mile north of the property. The Chesham Gym & Swim Leisure Centre is approximately 300 yards north-west of the property.

Tenure

Freehold.

EPC

Band D

Description

The property comprises a children's nursery (with capacity for 65 children) arranged on part ground and part first floor with two residential flats let on long leases arranged on remaining part of the ground and first floors. The property benefits from over 15 car parking spaces with 2 spaces allocated to the residential flat tenants.

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	RPI Rent Reviews (2)
Part Ground Part First	Nursery/Ancillary Office/Ancillary	197.10 34.90	(2,122) (375)	ASHBOURNE DAY NURSERIES LIMITED (1) (t/a Bois Moor Montessori by Ashbourne) on a full repairing and insuring lease	15 years from 14/12/2021 on a full repairing and insuring lease	£47,500	14/12/2026 and 14/12/2031
Part Ground/Part First (including two car parking spaces)	2 Residential Flats	-	-	AN INDIVIDUAL	Two leases held on 125 years from 29/07/2005 and 22/06/2006 respectively	Peppercorn	-
Total Commercial Area		232.00	(2,497)			£47,500	

(1) www.montessoribyashbourne.com

(2) 5-yearly RPI linked rent reviews (collar 1% pa and cap 3% pa)

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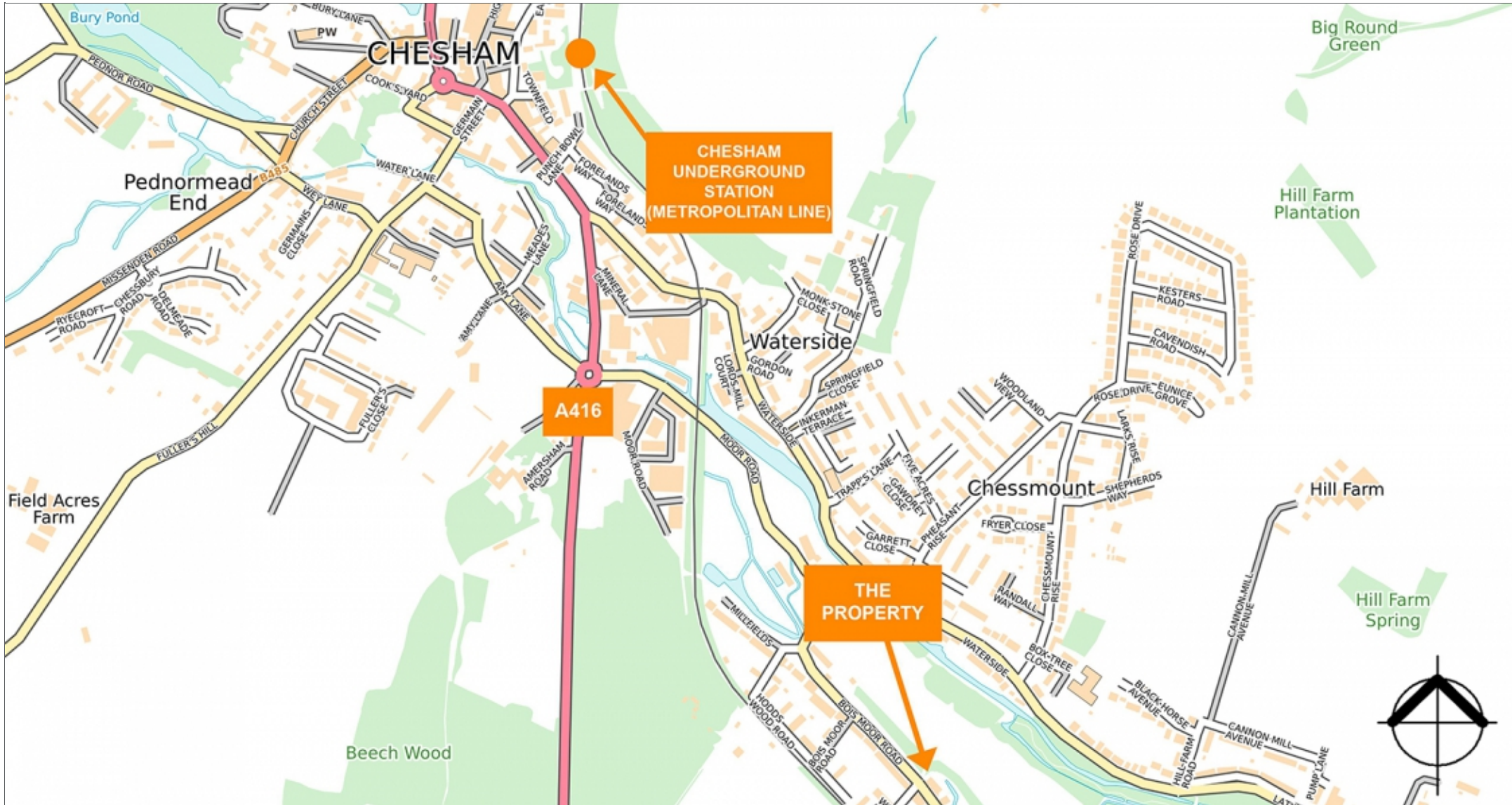
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Contacts

Acuitus

David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Henry John
+44 (0)20 7034 4860
+44 (0)7876 884 320
henry.john@acuitus.co.uk

Seller's Solicitors

Gateley Legal
Park View House, 58 The Ropewalk
Nottingham
NG1 5DW

Charlotte Chapman
0115 983 8244
charlotte.chapman@gateleylegal.com

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September 2020