

lot 47

Rent
£126,071
per annum
exclusive
(rising to
£169,429 per
annum
exclusive in
2019)

Day Nursery, 5 Saint Thomas Place, Cambridgeshire Business Park Ely, Cambridgeshire CB7 4EX

Freehold Day Nursery Investment

- Let to Kids of Wilmslow Ltd with surety from Kidsunlimited Ltd until 2029 (subject to option)
- Located on established Cambridgeshire Business Park
- Fixed rental uplifts in 2014 and 2019
- Nearby occupiers include Cambridge Life Sciences and Melrose Press



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£126,071
per annum
exclusive**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 Rail

Air: Stansted Airport

Situation

The property is located within Cambridgeshire Business Park on the south-eastern side of Angel Drove (A142) and a short distance from the junction with the A10 (Cambridge Road). Cambridgeshire Business Park is the main business area of the city.

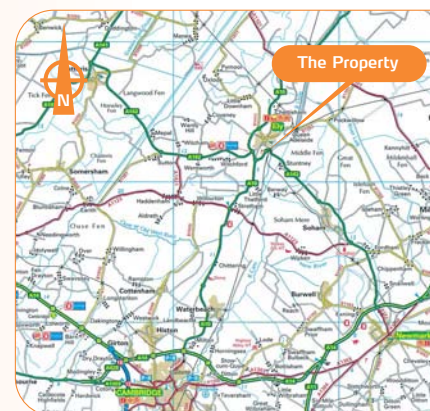
Description

The property comprises a purpose built DAY NURSERY on ground and first floors. Externally, there is a PLAY AREA divided from the car park by a SINGLE STOREY BUGGY AND TOY STORE. The property benefits from 21 car parking spaces.

Tenure
Freehold

VAT
VAT is applicable on this lot.

Six Week Completion Available

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Nursery	480.00 sq m	(5,167 sq ft)	KIDS OF WILMSLOW LTD (with surety from KIDSUNLIMITED LTD) (1)	26 years from 28/11/2003 on a full repairing and insuring lease (2)	£126,071	2014 and 2019 (3)
First	Nursery	226.50 sq m	(2,438 sq ft)				
	External Store	11.00 sq m	(118 sq ft)				
Totals		717.50 sq m	(7,723 sq ft)			£126,071	

(1) For the year ending 30th April 2009, Kidsunlimited reported a turnover of £33,280,000, a pre-tax profit of £3,026,000 and a net worth of £3,198,000. (Source: www.riskdisk.com 10/11/2010)

(2) The lease provides for a tenant's option to determine the lease in August 2024 on giving nine months written notice.

(3) The lease provides for fixed increases in rent at 3% per annum compounded. Therefore the rent will increase to £146,141 per annum exclusive in 2014 and £169,429 per annum exclusive in 2019.

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