



Sanderson
Weatherall

FOR SALE FREEHOLD
Income producing investment



Ashmore Park Banana Moon Day Nursery
Griffiths Drive, Wolverhampton WV11 2LJ

sw.co.uk



Location

The property is located Griffiths Drive, within the residential area of Ashmore, Wolverhampton. It is set within an established residential estate, nearby to other educational facilities and to a neighbourhood parade of shops predominately occupied by local retailers.

Description

The property comprises of a single storey building of brick construction with partly pitched and partly flat roofs, which was formally used as a community centre.

Internally the property has been arranged to provide multiple rooms for use as a children's day nursery and has been recently refurbished to a high standard to facilitate this use. Externally there are front and rear areas of garden currently used as a children's play area, and parking for approximately 14 cars.

The property extends to a gross internal area of approximately 3,483 sq ft (323.6 sq m).

Tenancy

The property is let to Baby Sienna Ltd (franchise of Banana Moon Day Nursery Ltd) on a 15-year full repairing and insuring lease from June 2016.

The following stepped rental is been agreed over five years starting at £25,000 in the first year, increasing to £27,000 in the second year, £30,000 in the third, £35,000 in the fourth and £37,000 in the fifth year.

There are five yearly upwards only index linked rent reviews, with no tenant break options.

The tenant will remain in occupation and their business will not be effected by the sale of the property.

Tenure

The property is held freehold under title number MM12009 and will be sold subject to the existing occupational lease dated 02 June 2016.

Energy Performance

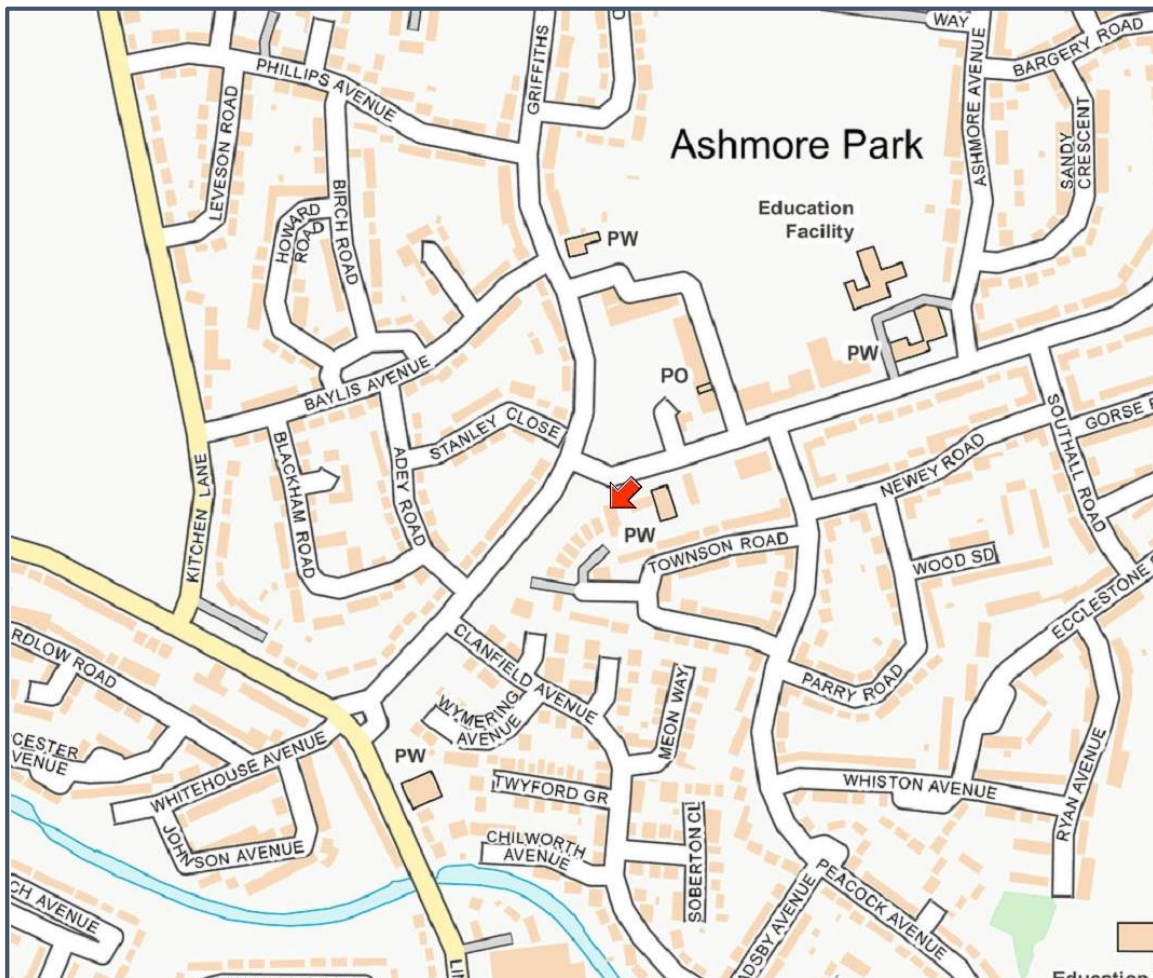
The property has an energy performance rating of band E, with a score of 114.

Price

Offers are invited for the freehold interest based upon a guide price of **£450,000**, subject to contract.

VAT

The property is not currently elected for VAT.



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

March 2019



For further information or to
arrange a viewing, please contact
the sole selling agents:

Sanderson Weatherall LLP

James Carver BSc (Hons) MRICS

0121 269 0022

james.carver@sw.co.uk

122 Colmore Row
Birmingham
B3 3BD

**Sanderson
Weatherall**

sw.co.uk