

**Lot 41, Ashbourne Day Nursery, Grange Mews, Grange Street, Alfreton,
Derbyshire DE55 7JA**

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



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Property Information

Freehold Nursery Investment

- Entirely Let to Ashbourne Day Nurseries on a new 15 year lease expiring March 2038 (No Breaks)
- Established day nursery business with 27 nurseries across England
- 5 yearly uncapped CPI Linked rent reviews
- Located in a popular residential area close to Junior and Secondary schools
- VAT Free Investment

Lot

41

Auction

21st September 2023

Rent

£33,600 per Annum Exclusive

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

Location

Miles

15 miles north-west of Nottingham, 20 miles south of Sheffield

Roads

A61, A38, M1 (Junction 28)

Rail

Alfreton Railway Station

Air

East Midlands Airport

Situation

The property is located on the north side of Grange Street at its junction with Marshall Street. The property benefits from being situated in a high density residential area, close to the Woodbridge Junior School, Croft Infant School and David Nieper Academy secondary school.

Tenure

Freehold.

Description

The property comprises a single storey children's day nursery with an outdoor education space and an onsite car park. The property has a total approximate site area of 0.1 Ha (0.25 Acres).

VAT

VAT is not applicable to this lot.

Completion Period

Six week completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Nursery	344.92	(3,721)	ASHBOURNE DAY NURSERIES LIMITED (1) with guarantee from XADUS HOLDINGS LIMITED (3)	15 years from 17/03/2023	£33,600	5 yearly to Consumer Price Index (4)
Total Approximate Floor Area		344.92	(3,721) (2)				

(1) Ashbourne Day Nurseries was established in 2008 operating from 27 locations across England (www.ashbournedaynurseries.co.uk).

(2) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

(3) For the year ending 31/12/2021, Xadus Holdings Limited reported Total Assets of £4,637,226, Net Assets of £1,442,856 and a Net Worth of £1,442,856. (Source: www.northrow.com 06/07/2023)

(4) The rent will be reviewed on 17th March 2028 to the higher of the existing rent and the rent increased in accordance with the increase in Consumer Price Index (CPI) (the increase being calculated by reference to the CPI for the month before the rent review versus the CPI base figure stated as 126.4).

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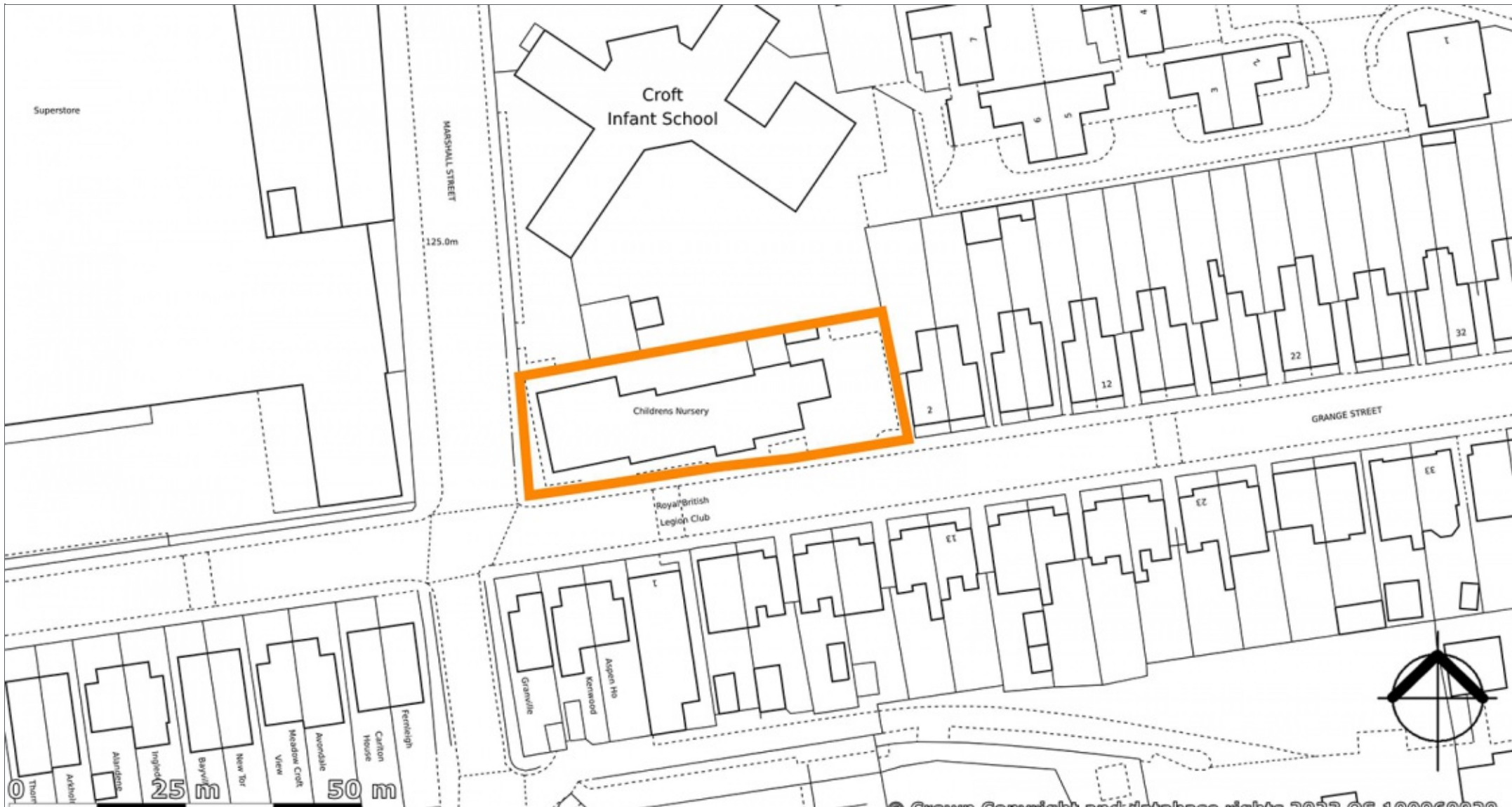
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September 2020