

Lot 12, 14 Rectory Road, Wokingham,

Berkshire RG40 1DH

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Children's Nursery Investment

- Let to Monkey Puzzle Day Nurseries Limited until 2048 (No Breaks)
- Substantial nurseery building of approx. 266.00 sq m (2,859 sq ft)
- Located in an affluent and popular residential area
- Directly opposite Waitrose
- Nearby occupiers include Waitrose, Cote, Nuffield Health, Pizza Express, Everyman

Lot

12

Auction

30th October 2025

Rent

£69,166 per Annum Exclusive

Status

Available

Sector

Nursery

Auction Venue

Live Streamed Auction

Location

Miles

8 miles south-east of Reading, 19 miles north-east of Basingstoke, 38 miles west of Central London

Roads

A329, M3, M4

Rail

Wokingham Railway Station

Air

London Heathrow Airport

Situation

Wokingham is an affluent London commuter town situated south of the M4 motorway and some 8 miles south east of Reading.

The property is situated on the north side of Rectory Road, close to its junction with Broad Street. The immediate locality is an affluent residential neighbourhood with neighbouring commercial occupiers including Waitrose & Partners, Cote, Nuffield Health and Pizza Express.

Tenure

Freehold.

EPC

Band D

Description

The property comprises an attractive detached period building with accommodation comprising a children's nursery on the ground, first and basement levels, with an outdoor education space. The property benefits from a rear car park for approximately 12 cars.

VAT

VAT is not applicable to this lot.

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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 (Reversion)
Lower Ground Ground First	Ancillary Nursery Ancillary			MONKEY PUZZLE DAY NURSERIES LIMITED (CRN: 05192967) (2)	25 years from 18/12/2023	£69,166	18/12/2028 (17/12/2048)
Total Approximate Floor Area		266 (1)	(2,863) (1)			£69,166	

(1) The floor areas stated above is the Net Internal Area published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/9278019000>).

(2) Monkey Puzzle Day Nurseries Limited (CRN: 05192967) were incorporated in July 2004 and for the year ending 31st March 2024 reported Shareholder Funds of £403,171. (Source: Annual Report and unaudited Financial Statements as published at Companies House 1/10/2025). For the year ending 31st March 2024 the parent company; Monkey Puzzle Group Holdings Limited (CRN: 13353997) reported a Turnover of £12,392,994, a Gross Profit of £5,842,265, and Shareholders Funds of £12,476,147. (Source: Monkey Puzzle Group Holdings Limited (CRN: 13353997) annual report and consolidated financial statements as published at Companies House 25/09/2025).

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Contacts

Acuitus

John Mehtab
+44 (0)20 7034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Archie Martine
+44 (0)20 7034 4854
+44 (0)7377 803 408
archie.martine@acuitus.co.uk

Seller's Solicitors

Russell-Cooke LLP
8 Bedford Row
London
WC1R 4BX

Brooke Clark
020 8394 6245
brooke.clark@russell-cooke.co.uk

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2024