

lot 9

50 Sheep Walk  
Shepperton, Surrey TW17 0AJ

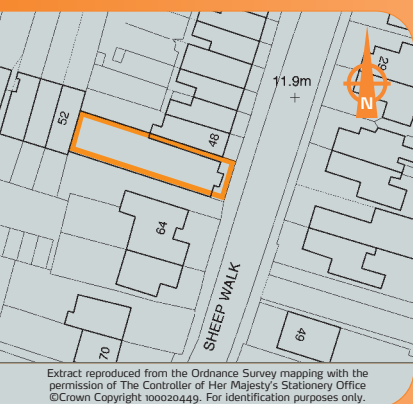
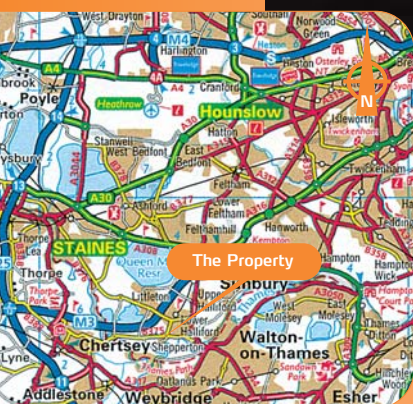
Rent  
**£55,000**  
per annum  
exclusive

Freehold Nursery Investment

- Entirely let to First Learning Limited until 2022
- Future potential residential development (subject to consents)
- Approximately 255.25 sq m (2,767 sq ft)
- Nearby occupiers include Best One Convenience Store, JSL Meats Butchers and various other local retailers
- Close to the M3 (Junction 1) and M25 (Junction 12) motorways



On behalf of  
**Jonathan Cookson**  
as LPA Receiver



**Location**

Miles: 6 miles north-west of Esher  
11 miles south-east of Windsor  
18 miles south-west of Central London  
Roads: B376, M3 (Junctions 1 and 2), M25 (Junction 12)  
Rail: Shepperton Railway Station  
Air: London Heathrow

**Situation**

The property is situated in a predominantly residential area on the western side of Sheep Walk approximately 100 metres south of Laleham Road (B376.) The area benefits from various attractions including Thorpe Park, Sunbury Golf Centre, Shepperton Studios and Queen Elizabeth Reservoir. Other nearby occupiers include Best One Convenience Store, JSL Meats Butchers, Famous Jacks Fish & Chip Shop and various other local retailers.

**Description**

The property, a former church hall, comprises a self-contained children's nursery on ground and first floor.

**Tenure**

Freehold.

**VAT**

VAT is not applicable to this lot.

**Note**

This property is being marketed on behalf of a Law of Property Act Receiver and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receiver is not bound to accept the highest or any offer and are acting without personal liability.

**Viewings**

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide copies of identification in advance and originals on site. Please contact Gwen Thomas. Telephone: +44 (0)20 7034 4857.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Children's Nursery	126.38 sq m (1,380 sq ft)	<b>FIRST LEARNING LIMITED (1)</b>	20 years from and including 01/06/2003 up to and including 01/06/2022 (as stated in the lease) on a full repairing and insuring lease	£55,000	(2)
First	Children's Nursery	128.87 sq m (1,387 sq ft)				
<b>Totals</b>		<b>255.25 sq m (3) (2,767 sq ft) (3)</b>			<b>£55,000</b>	

(1) First Learning Ltd operates from their nursery in Shepperton which opened in 2004, with an additional nursery in Richmond. They were the first nursery in the UK to be certified as fully organic and continue to build on this achievement with impressive Ofsted reports and local and national awards for being environmentally friendly and for nursery nutrition. (Source: www.firstlearning.co.uk 31/05/2011) (2) The rent review dates will be the date of any valuation carried out by any RICS registered valuer appointed by the Freeholder's funding bank. For further information, please refer to the legal documentation. (3) Please note that these areas have been measured on a gross internal basis.

**For further details please contact:**

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**Solicitors:**

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