

lot 39

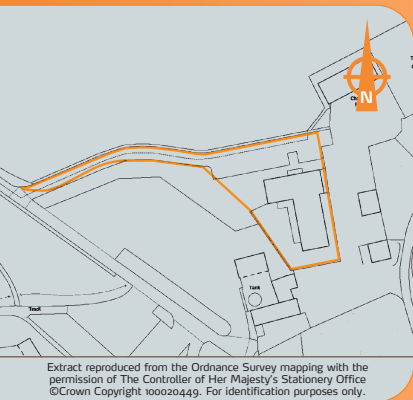
5 The Fairway  
Broome Manor, Swindon SN3 1RG

Rent  
£9,114  
p.a.x.  
rising to  
approx.  
£10,882 p.a.x.  
in June 2014  
(see Note 2)

Freehold Children's Nursery  
Investment – Long Lease and Highly  
Reversionary

- Entirely let to Busy Bees Day Nurseries Limited on a 125 year lease until 31st May 2119
- RPI linked review in June 2014 and five yearly

- Located adjacent to Broome Manor Golf Complex
- Close to M4 Motorway (Junctions 15 and 16)
- On-site car parking for approximately 14 cars



**Location**

Miles: 40 miles west of Reading  
35 miles south-west of Oxford  
80 miles west of Central London  
Roads: A419, A420, M4 (Junction 15)  
Rail: Swindon Rail  
Air: Bristol International Airport

**Situation**

The property is located on The Fairway situated next to the Broome Manor Golf Complex off Piper Way. The property lies some 2 miles south of Swindon town centre and within close proximity of both Junction 15 and 16 of the M4 Motorway.

**Description**

The property comprises a single storey children's nursery with an outside play area and on-site parking for approximately 14 cars. The property benefits from an approximate site area of 0.223 hectares (0.552 acres).

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Children's Nursery	441.00 sq m (4,745 sq ft)	<b>BUSY BEES DAY NURSERIES LIMITED (1)</b>	125 years from 01/06/1994 until 31/05/2119 on a full repairing and insuring lease	£9,114	01/06/2014 and five yearly
<b>Totals</b>					<b>£9,114 rising to approx. £10,882 p.a.x. in June 2014 (2)</b>	

(1) Established in 1983, Busy Bees is the UK's largest childcare nursery provider, with 226 children's nurseries nationwide. (Source: www.busybeeschildcare.co.uk 16/04/2014)

(2) The rent review is RPI linked. RPI rose from 213.4 in June 2009 to 254.8 in March 2014 equating to a 19.4% increase. An equivalent increase in the current rent would therefore equate to £10,882 p.a.x. although the exact outcome of which will not be known until the rent review date.

**For further details please contact:**

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