

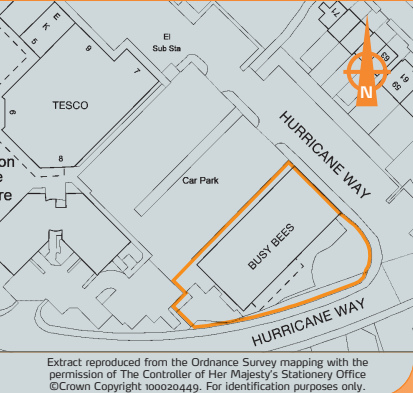
lot 56

Busy Bees Nursery, Loddon Vale Neighbourhood Centre, Hurricane Way Woodley, Reading, Berkshire RG5 4UL

Rent
£133,018.34
per annum
exclusive

Freehold Children's Nursery Investment

- Let to Busy Bees Day Nurseries Limited until 2025 (no breaks)
- Comprises 572.64 sq m (6,164 sq ft)
- RPI linked rental increases throughout lease
- Located within Loddon Vale Neighbourhood Centre
- Free public car park located immediately to the rear



Location
Miles: 4 miles east of Reading
28 miles south-east of Oxford
36 miles west of Central London
Roads: A3290, A329(M), M4 (Junction 10)
Rail: Earley Railway Station
Air: London Heathrow Airport

Description
The property comprises a modern purpose built single storey children's nursery, with an outside play area. The property benefits from a substantial free public car park located immediately to the rear.

Tenure
Freehold.

VAT
VAT is applicable to this lot.

Situation
Woodley is a suburb of Reading, located four miles east of the town centre. The property is situated on a prominent corner position on the north side of Hurricane Way, within Loddon Vale Neighbourhood Centre in a mixed residential and commercial area. Loddon Vale houses occupiers including Tesco Express, Pizza Hut, Core Motivation Fitness, a doctors surgery and a number of local traders.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Children's Nursery	572.64 sq m (6,164 sq ft)	BUSY BEES DAY NURSERIES LIMITED (1)	25 years from 08/05/2000 until 2025 on a full repairing and insuring lease	£133,018.34	08/05/2015 & 5 yearly (2)
Totals		572.64 sq m (6,164 sq ft)			£133,018.34	

(1) Established in 1983, Busy Bees is the UK's largest childcare nursery provider, with 239 children's nurseries nationwide. (Source: www.busybeeschildcare.co.uk 16/09/2014). For the year ending 31/12/2013, Busy Bees Day Nurseries Limited reported a turnover of £29,740,188 and pre-tax profits of £6,663,185. (Source: www.riskdisk.co.uk 16/09/2014). In 2013, Busy Bees were acquired by the Ontario Teachers Pension Plan, the Canadian Pension Fund that owns the UK National Lottery operator, for an estimated £220,000,000. (Source: www.telegraph.co.uk 16/09/2014)

(2) The lease provides for upward only rent reviews to the greater of the Retail Price Index (RPI) or Open Market Rental Value, please see lease within the legal pack for further details.

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