

# Lot 72

£142,554 per annum exclusive

## Kings Way Health Centre Unit, 18 Stevenage Leisure Park, Kings Way, Stevenage, Hertfordshire SG1 2FP

Well Located Medical Investment



## Tenancy and accommodation

# Lot 72

£142,554 per annum exclusive

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Medical Centre	563.04 sq m (6,059 sq ft)	BUSY BEES DAY NURSERIES (TRADING) LIMITED Guaranteed by Busy Bees Day Nurseries Limited and sublet to Hertfordshire Primary Care Trust (1)	25 years from 16/10/2001 to 15/10/2026 on a full repairing and insuring lease	£142,554	16/10/2017 Annual rental increases linked to RPI (2)
<b>Totals</b>		<b>563.04 sq m (6,059 sq ft)</b>			<b>£142,554</b>	

(1) For the year ending 31st December 2016, Busy Bees Day Nurseries (Trading) Limited reported a turnover of £26,336,000, pre-tax profits of £8,544,000 and a total net worth of £95,048,000 (Source: www.experian.com 07/09/2017). For the year ending 31st December 2016, Busy Bees Day Nurseries Limited reported a turnover of £33,524,000, pre-tax profits of £5,270,000 and a total net worth of £21,879,000 (Source: www.experian.com 07/09/2017).

(2) The property is sublet for a term of 10 years from 21/06/2010. The tenant as stated on the sub-lease is Hertfordshire Primary Care Trust which has now ceased to exist. The provider arm of the Hertfordshire Primary Care Trust developed as an NHS Trust and became Hertfordshire Community NHS Trust who is the current sub tenant.

### Key Details

- Let to Busy Bees Day Nurseries (Trading) Limited (Guaranteed by Busy Bees Day Nurseries Limited) and sublet to Hertfordshire Primary Care Trust (1)
- Let until 2026 with annual rental increases linked to RPI
- Situated on the busy Stevenage Leisure Park
- Adjacent to Stevenage Railway Station
- Neighbouring occupiers include McDonald's, Cineworld, Prezzo, Nando's and David Lloyd

### Location

**Miles:** 32 miles north of Central London  
14 miles east of Luton  
**Roads:** A1(M), A602, M25, A10  
**Rail:** Stevenage Railway Station  
**Air:** Luton Airport, Stansted Airport

### Situation

Stevenage is a popular London commuter town some 30 miles north of Central London that benefits from excellent connections to London via the A1(M) and M25. The property is situated on the busy Stevenage Leisure Park, some 1 mile to the south of Stevenage town centre and immediately adjacent to Stevenage Railway Station which is some 160 metres to the north. Occupiers on the leisure park include McDonald's, Cineworld, Nando's, Prezzo and David Lloyd.

### Description

The property comprises a modern detached building comprising ground floor medical centre accommodation.

The property was formerly used as a children's day nursery and may be suitable for longer term redevelopment to other uses including leisure (subject to consents).

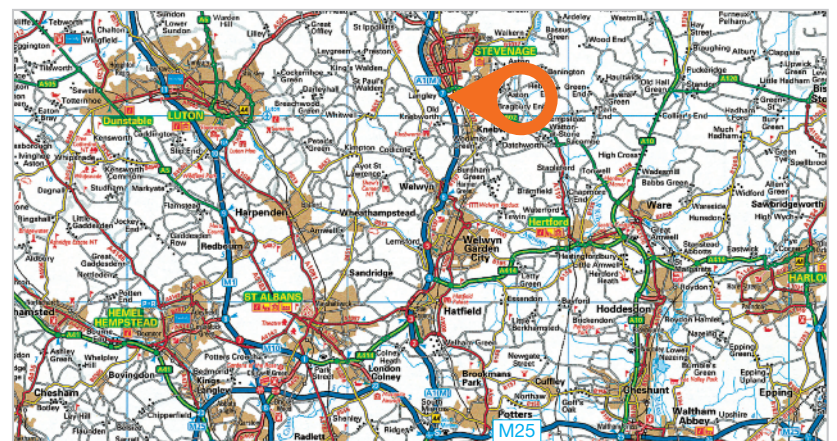
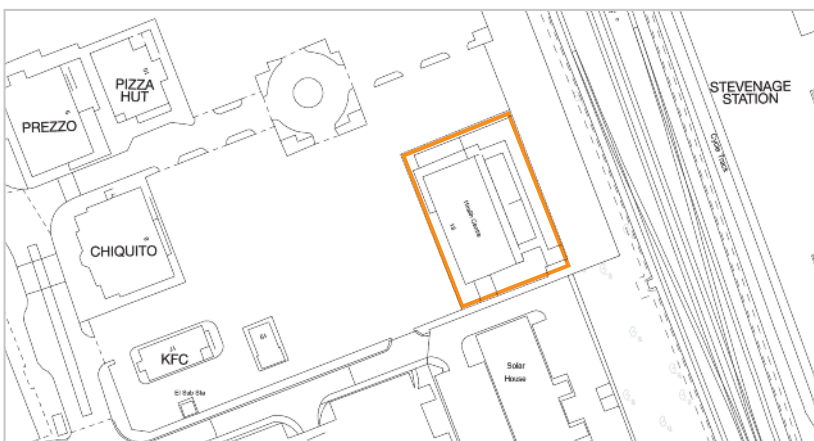
### Tenure

Long Leasehold. Held for a term of 127 years from 15/10/2001 at a fixed peppercorn rent.

### VAT

VAT is applicable to this lot.

### Six Week Completion



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