



NURSERY INVESTMENT WITH IMMINENT REGEAR
OFFERS IN REGION OF £1,500,000 FREEHOLD
1 SPRINGVALE TERRACE WEST KENSINGTON W14 0AE

 **Willmotts**
The Complete Property Service
020 8748 6644

- IMMINENT REGEAR WILL PROVIDE 12 YEARS UNBROKEN INCOME
- SELF CONTAINED BUILDING WITH PARKING
- GATED COURTYARD AND PLAY AREA
- TENANT- MONKEY PUZZLE DAY NURSERY LTD

Location

The property is located in a cul-de-sac on the southern end of Springvale Terrace close to the junction with Masbro Road. Local transport links are excellent, with Kensington Olympia underground station (District line) a short walk away and numerous bus routes pass nearby the premises.

Description

The property comprises a self-contained building arranged over ground & first floors accessed through a gated courtyard with six car parking spaces in front of the building and a large rear play area

User

Class E of the Town & Country Planning (Use Class) (Amendment) Order 2005.

EPC

The Energy performance certificate has rating of **B(48)**. A copy of the EPC is available upon request.

VAT

The property has not been elected for VAT purposes.

Legal

Each party to bear its own legal costs.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions

Floor:	Sq.M.	Sq.Ft.
Ground Floor:	180.50	1,942
First Floor:	131.30	1,414
Total:	311.80	3,356
Play Area Rear	84.07	905
Play Area Front	87.07	1,045

Lease

The current lease commenced 1st September 2010 and expires on 31st August 2025 with a passing rent of £87,500 per annum. The reversionary lease shall provide an additional term of 20 years at market rent, further details are available on request.

Tenure

Freehold with existing occupational lease under title number BGL6413.

Terms

Offers are invited in the region of £1,500,000 (One Million Seven Hundred and Fifty Thousand Pounds). A Sale at this level will equate to an initial yields of 5.49% when allowing for purchaser cost of 5.84%. The reversionary yield shall be a 5.97% in September 2025.

AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
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3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee.
4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.

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Viewing

By appointment only via seller's sole agent: Willmotts Chartered Surveyors.

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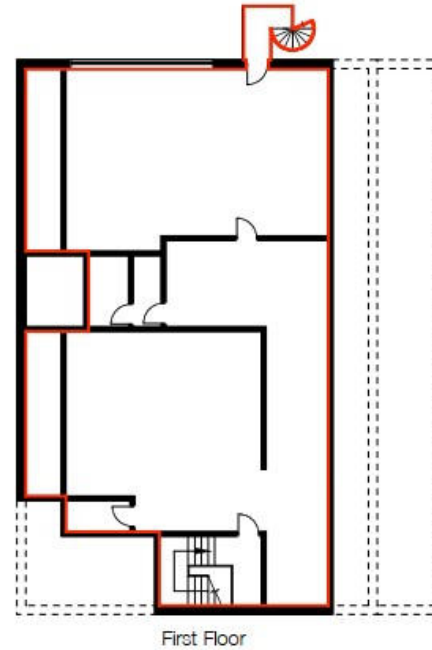
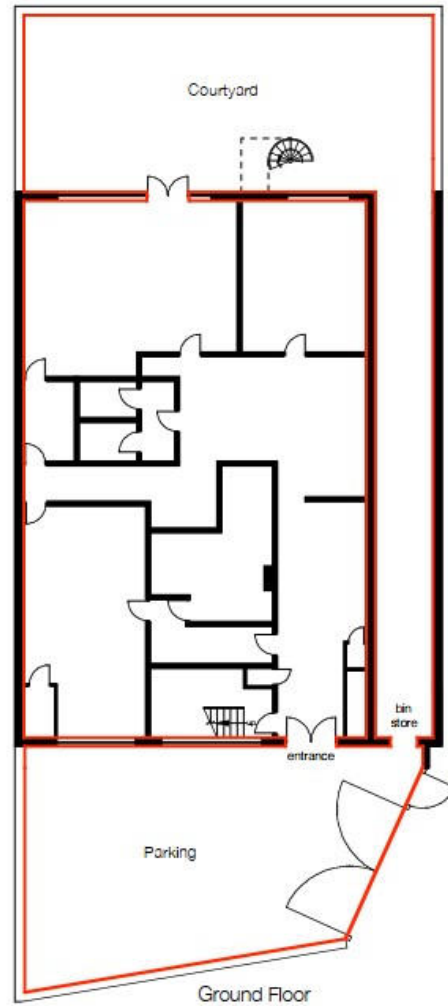
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0m 1 2 3 4 5m 10m
Scale in meters
A4 Print Size 1:200