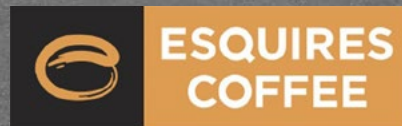


# Roadside Retail and Children's Day Nursery Investment Opportunity



Computer enhanced image



## BUXTON LOCAL CENTRE

(ADJACENT TO ALDI) | BUXTON | DERBYSHIRE SK17 9RZ

MacLaren  
& PARTNERS

Investment Property and Development Advisers

# SUMMARY

**An opportunity to acquire the freehold of a new Roadside Local Centre, and a forward funding opportunity of a freehold two-storey Children’s Day Nursery investment. Both opportunities are situated adjacent to a brand new up and trading Aldi Supermarket**

- The Local Centre comprises four Ribbon Retail Units totalling 6,000 sq ft
- The 6,000 sq ft Children’s Day Nursery to be built on 0.30 acres is already pre-let to Partou UK
- The site fronts the A515 Ashbourne Road, the main arterial road into Buxton
- The site is at the entrance to Foxlow Fields, a new Keepmoat Homes residential development of 390 homes
- Freeholds for both opportunities include rights to use the car park of the new 19,418 sq ft Aldi Supermarket.





Red line boundaries are shown as a indication only

# LOCAL CENTRE - TENANCY SCHEDULE

Unit	Size	Tenant	Rent (PA)	Lease Term	Breaks	Rent Free	Rent Review	Comments
B1	1,000 sq ft	Extra Care Charitable Trust (No. 02205136)	<b>£23,000</b> (£23.00 psf)	10 years	5 years 6 months	6 months	Open market	Lease completed
B2	2,500 sq ft	Pets Corner (No: 03551085)	<b>£50,000</b> (£20.00 psf)	15 years	Year 10	12 months	Open market	Lease completed 05.02.2024. Rent Commenced 05.02.2024.
B3	1,175 sq ft	RGM Seafood Ltd (No: 04653065)	<b>£24,675</b> (£21.00 psf)	10 years	Year 5 with 6 months notice and 3 months penalty	7 months	CPI 1% and 2.5% Reviews every 5 Years Compounded annually	Lease completed 28.06.2024. Rent Deposit 6 months - rent equivalent plus VAT. Rent commenced 28.06.2024.
B4	1,325 sq ft	EC Leasehold Estate Ltd (No: 13562147) Guarantor: Esquires Coffee Eastern Region (No. 12443576)	<b>£29,150</b> (£22.00 psf)	10 years	Year 6 with 6 months notice and 3 months penalty	6 months	CPI 2% and 4%. Reviews every 5 years Compounded Annually	Lease completed 30.01.2025. Rent commenced 30.07.2025.
<b>TOTAL</b>			<b>£126,825</b>					

The Pets Corner, Esquires Coffee and RGM Seafood units are already trading.

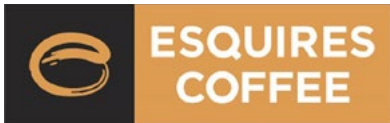
# COVENANTS



## RGM Seafood

RGM Seafood have been buying and supplying fresh fish, shellfish and smoked fish to the hotel and catering trade for over 100 years. RGM Seafood has been an established purveyor of fresh, sustainable seafood in the heart of the picturesque Peak District for six generations.

More information can be found at [www.rgmseafood.com](http://www.rgmseafood.com)



## Esquires Coffee

Cooks Coffee acquired the global rights to Esquires in 2013 due to similar values based on maintaining a culture that values people and the planet we share, always prioritising ethical and sustainable business practices. Cooks Coffee Company is building an ethical café group with outstanding cafés owned and operated by local people. Focused on community values, these cafés serve specialty coffee, a full selection of beverages and a diverse range of food.

Cooks Coffee Company invests in opportunities that span the globe. However, despite a wide-reaching presence, Cooks Coffee and Esquires recognise the value in providing cosy café experiences for local communities, focusing on the UK and Ireland in particular.

More information can be found at [www.esquirescoffee.co.uk](http://www.esquirescoffee.co.uk)





### **Pets Corner**

Established as a family business in 1968. Pets Corner is a UK-based pet care specialist with over 150 stores, known for its ethical approach to animal welfare and pet nutrition, focusing on natural pet foods, accessories, and treatments for various animals.

More information can be found at [www.petscorner.co.uk](http://www.petscorner.co.uk)



### **Extra Care Charitable Trust**

ExtraCare already has shops across the Midlands and the North of England with all proceeds helping to finance many projects.

Extra Care Charitable Trust currently has more than 4,200 homes within housing schemes and villages at different locations. These are available to older people in their local area for affordable rent, shared ownership and leasehold sale.

It derives funding from a variety of sources including payments for housing, care and support services, funding from statutory agencies, charity appeals, legacies and income from charity shops. Surplus funds are used to support residents' housing, health and wellbeing and to develop new villages in response to significant national demand.





Units B2 & B3



Unit B1 - Charity Store

Computer adjusted



Unit B2 - Pets Corner



Unit B3 - Seafood Bar

# CHILDREN'S DAY NURSERY - TENANCY SCHEDULE

Unit Size	Tenant	Rent	Rent (PA) (psf)	Lease Term	Rent Free	Rent Review
6,000 sq ft	Partou UK Limited (No: 07223697)	£22.00 psf	<b>£132,000</b>	20 years	3-6 months	CPI 1% and 2.5% Reviews every 5 years. Compounded annually
<b>Guarantor</b>	Delphine Topholding B.V. (a company incorporated in the Netherlands with company number 09287055) whose registered office is Sportlaan 1, 4131 NN, Vianen, The Netherlands and whose address in the UK is Ridgway House, Progress Way, Denton, Manchester M34 2GP					

## COVENANT



Partou UK (formerly known as Kids Foundation prior to the January 2020 merger) is a leading European childcare services provider, offering daycare for toddlers and children up to the school-starting age in the Netherlands and the UK, and pre- and after-school care for children aged four to 12 in the Netherlands. With approximately 770 centres and 72,000 children cared for by a workforce of roughly 11,000 employees, Partou is the leading childcare services provider in the Netherlands and a top-five player in the UK.

Partou UK founded in 2010 by ex-CEO of Asquith Russell Ford, and Marcia Viccars, that opened its first nursery in Cheltenham with 106 trading units within the group. Their locations are largely based in London, the South East and the Midlands and they target to increase the number of nurseries to 200.

Further details at: [www.partou.co.uk](http://www.partou.co.uk)



The Children's Day Nursery Site

# LOCATION

The opportunity sits on the A515 Ashbourne Road, the main road into Buxton from the south, and forms the entrance to 390 new homes being constructed by Keepmoat Homes.

The site also sits opposite the Staden Business Park, which includes a B&Q store.



# POTENTIAL FUTURE RESIDENTIAL DEVELOPMENT

The areas shown red and blue are to be promoted for residential development through the planning process.



# BUXTON

Buxton is one of England's finest spa towns, nestling amongst the Derbyshire hills on the fringe of the Peak District, most famous for its spa waters. The town is renowned for its beautiful Georgian and Victorian architecture - much of it linked with ambitions to create a spa town to rival Bath back in the 18th century. Visitors to Buxton can appreciate the beautifully-landscaped and restored Pavilion Gardens, and the Grade II listed Edwardian Opera House.

The High Street includes The Springs Shopping Centre, Cavendish Arcade and The Old Court House, plus a choice selection of cafés, tea rooms and restaurants.

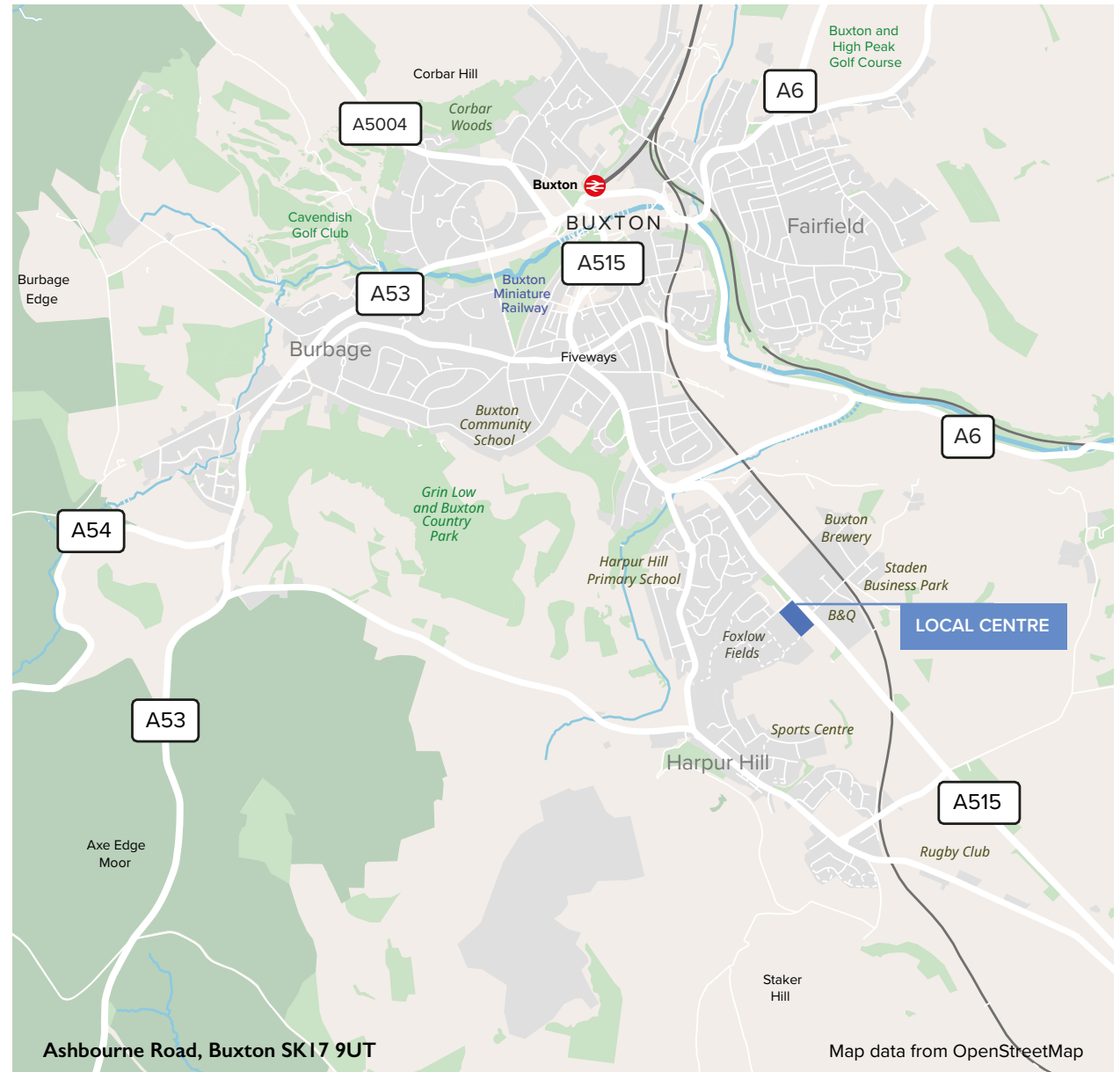
Buxton's economy is diverse, with tourism (over 1 million people visit the town each year), retail, and the Buxton Mineral Water Company playing significant roles. The town is a major centre for overnight accommodation in the Peak District, hosting over 64% of the Park's visitor bed space. Additionally, light industry, quarrying, scientific research, and the University of Derby contribute to the local economy.



# BUXTON

The town is a central hub for the local area, with regular markets, and is popular with walkers and cyclists. Nearby, the popular Monsal Trail following an old railway route all the way to Bakewell, including a spectacular viaduct, tunnel and outstanding natural scenery.

The A6 (Derby to Manchester road) passes through the town. Train services from the town station provides services into Manchester taking around an hour, and beyond.



## **VAT**

The properties are registered for VAT and it is envisaged that the sale can be dealt with by way of a TOGC (Transfer of Going Concern).

## **ANTI-MONEY LAUNDERING**

The successful purchaser will be required to submit information to comply with anti-money laundering regulations.

Subject to Contract.

## **PROPOSAL**

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