

Property Particulars

BIRCHINGTON, KENT

STATION ROAD, CT7 9RE

**ESTABLISHED TRADING NURSERY BUSINESS
FOR SALE LEASEHOLD**



CONFIDENTIALITY:
**PLEASE NOTE THAT THE STAFF ARE
UNAWARE OF THE SALE AND UNDER
NO CIRCUMSTANCES ARE THEY BE
APPROACHED.**

LEASE

The property and playground are held on a lease for a term of years expiring on 20th March 2024 at a rent passing of £18,500 per annum exclusive. The lease provides for full repairing and insuring covenants.

VAT

VAT will be payable if applicable.

PRICE

Please contact us for pricing information.

VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

Ian Crittenden BSc (Hons) MRICS
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James Crittenden BSc (Hons)
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LOCATION

The property is found in a very popular village location on the Isle of Thanet. The nursery is currently trading and we have been asked to keep the location confidential. Please contact us for further information. The nursery comprises a single building of three separate class rooms, kitchen and WC's with outside space. The building comprise a total (excluding WC's) of approximately 2,464 square foot (228.9 square meters).

DESCRIPTION

The property has a license for 60 places from the age of 1 year 6 months to 11 years. Current opening hours are Monday to Friday, 8:00am to 6:00pm. For more information and trading account please contact us. Information will be provided to named parties only.

Classroom One	51.8 sq m	558 sq ft
Classroom Two	52.5 sq m	566 sq ft
Staffroom	10.1 sq m	109 sq ft
Classroom Three	49.0 sq m	527 sq ft
Kitchen	10.6 sq m	114 sq ft

Total (incl Hallway) 228.9 sq m 2,464 sq ft



Regulated by RICS

Registered Office of Crittenden Commercial Limited, 27 New Dover Road, Canterbury, Kent CT1 3DN
Registered in England – No. 06735611 Directors – Mr I Crittenden BSc (Hons) MRICS, Mr J Crittenden BSc (Hons)