

**UNIT 2F, YORK BUSINESS PARK
INGS LANE, YORK, YO26 6RA**

CHILDREN'S NURSERY INVESTMENT FOR SALE

**STAPLETON
WATERHOUSE**

Location

Situated on a highly prominent site at the entrance to York Business Park, the subject property is located on Ings Lane, with return frontage to Great North Way and its roundabout junction with the A1237 York outer ring road.

York Business Park lies approximately 2 miles to the North West of York city centre with excellent access to the A1237 York outer ring road which subsequently connects to Leeds and Harrogate via the A64/A59 and to Thirsk and the northeast via the A19.

The surrounding area is mixed use comprising an Asda convenience store & petrol station, Bannatynes Health Club, Premier Inn, Car Showroom, The Wetherby Whaler and Maxi's Chinese Restaurant. The Business Park also has a range of offices, industrial, and car showrooms forming an established commercial centre on the outskirts of York.

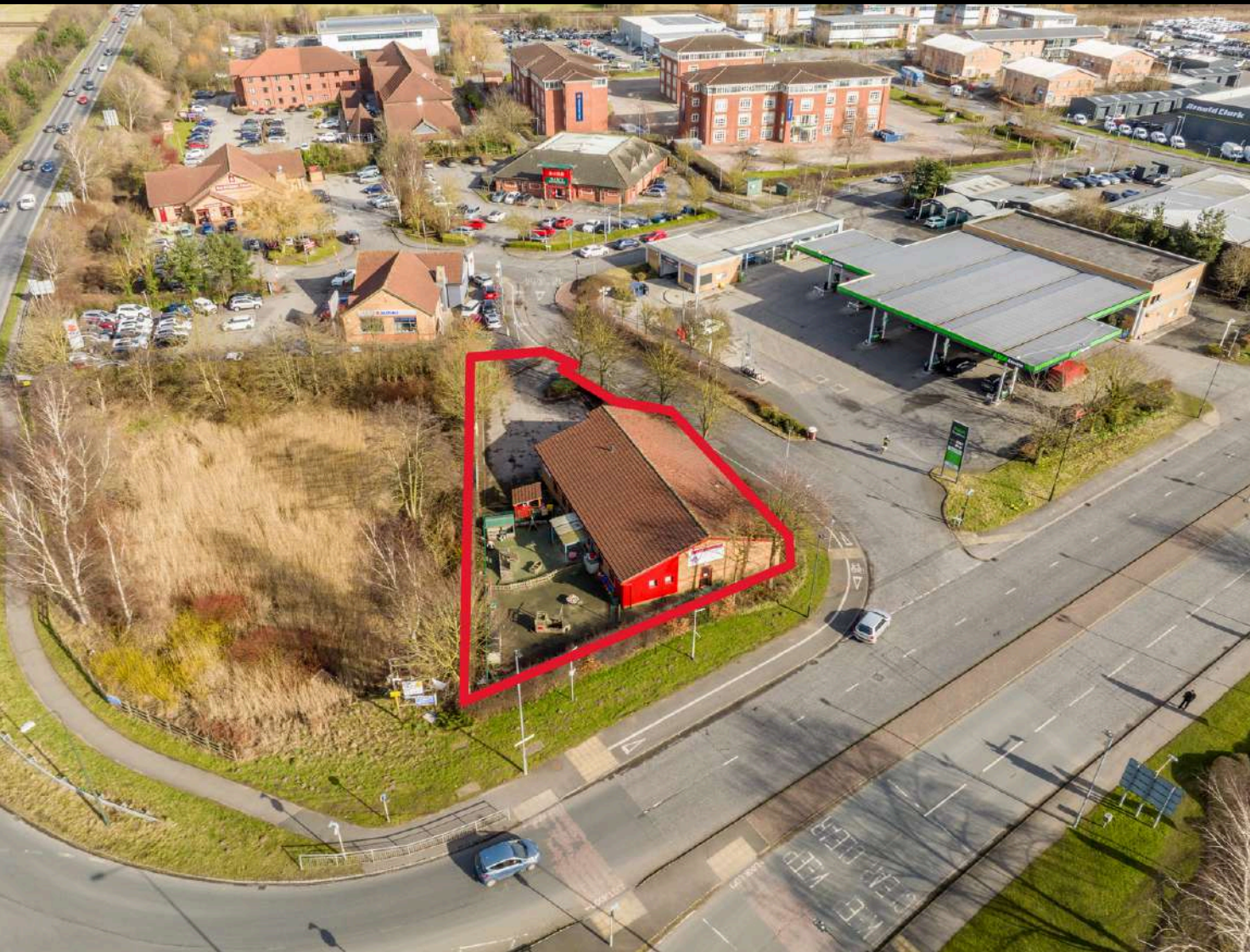
Accommodation

The property has the following approximate gross internal floor area:

Size 2,761 sq ft

Site Area 0.23 acres

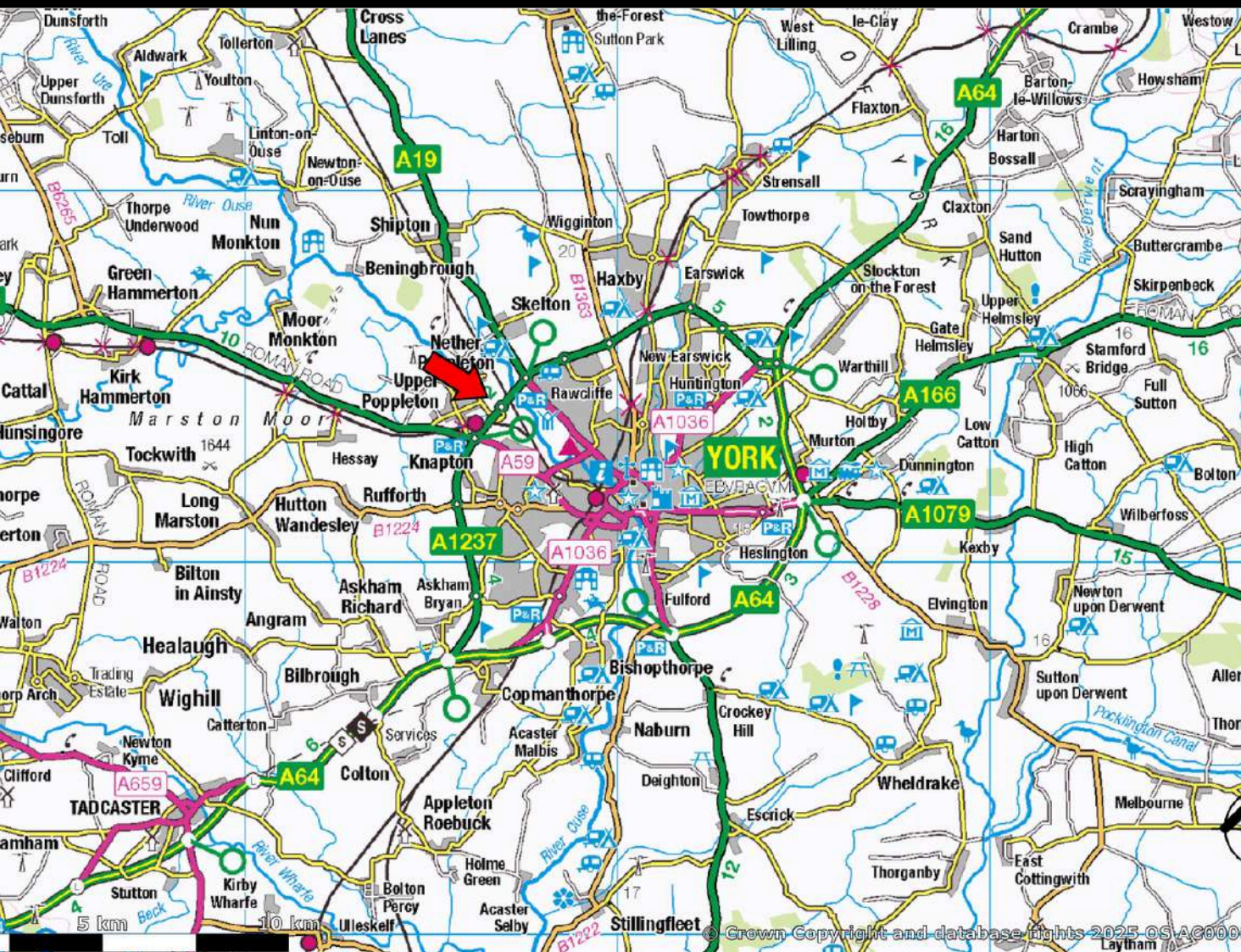
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Description

Built for the specific use as a children's day nursery, the subject property comprises a detached single storey commercial unit providing modern accommodation benefitting from brickwork elevations under a pitched and hipped pan tiled roof. The fenestration is by way of powder coated aluminium framed double-glazed units.

Constructed c. 2001 the building is designed to suit its use and is internally divided to provide baby, toddler and preschool teaching/play spaces along with kitchen preparation area, staff room, office and WC and changing facilities.

Externally the property benefits from a dedicated car parking area and outdoor children's play area.

Planning

The current use is as a children's day nursery, designated as Class E, under the new Use Classes Order (2020).

Services

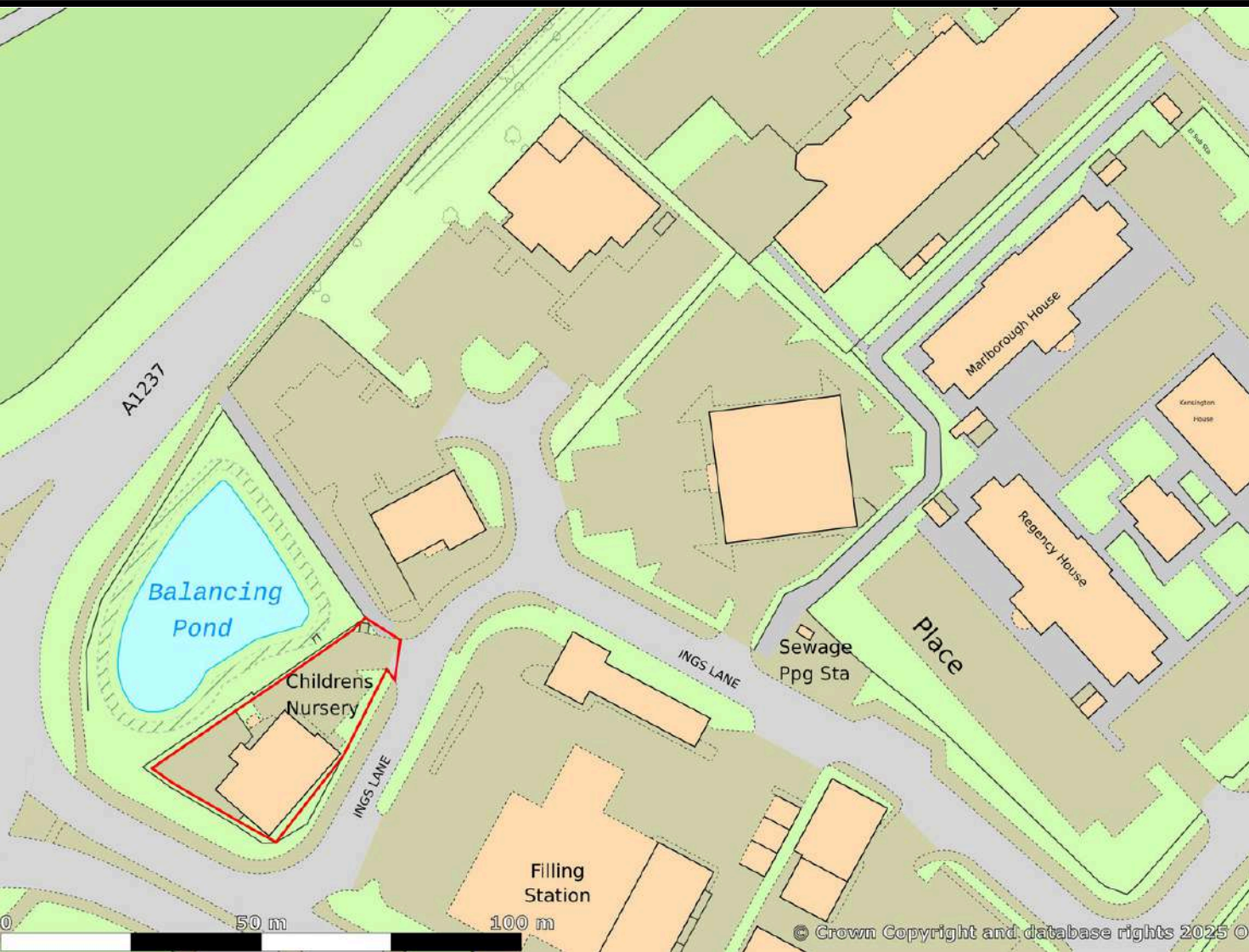
Mains electricity, water, gas & drainage are connected.

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Tenure

The property is available to purchase by way of a new 999 year long leasehold interest at peppercorn rent.

Tenancy

The property is let on a straight 15 year full repairing and insuring lease to Liliput Day Nursery (York) Limited, from 27/07/2021 at a rent of £40,000 pax (£14.95 per sq ft), expiring on 26/07/2036.

The property is to be used for any use within Class D1 of the Use Classes Order 1987 (as subsequently amended), or for use as children's nursery or day centre.

There is a 5 yearly rent review provision to open market rental value.

Liliput Day Nursery (York) Limited have been in occupation since 2008. They have a CreditSafe score of 75 Very Low Risk with an International Score of A. The CreditSafe report shows that the company had net assets of £274,000 as of 31/10/2023.

A copy of the lease and CreditSafe report is available upon request.

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Price

Price on application.

VAT

The property is elected for VAT. It is the intention of the parties that the transaction will be treated as a transfer of going concern (TOGC).

Rates

Interested parties are advised to contact City of York Council for further information.

EPC

The property has an EPC rating of 72C.

Legal Costs

Each party will be responsible for their own legal cost incurred in the transaction.

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Anti-Money Laundering Regulations

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Further Information

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Messrs. Stapleton Waterhouse for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to conditions and necessary permission for inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Messrs. Stapleton Waterhouse has any authority to make or give any representation whatsoever in relation to this property; VAT Except as expressly stated in these particulars, all prices quoted (whether sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed to be exclusive of VAT.

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