

Crawley - 102 Worth Road, Pound Hill RH10 7DU  
Freehold Nursery Investment



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



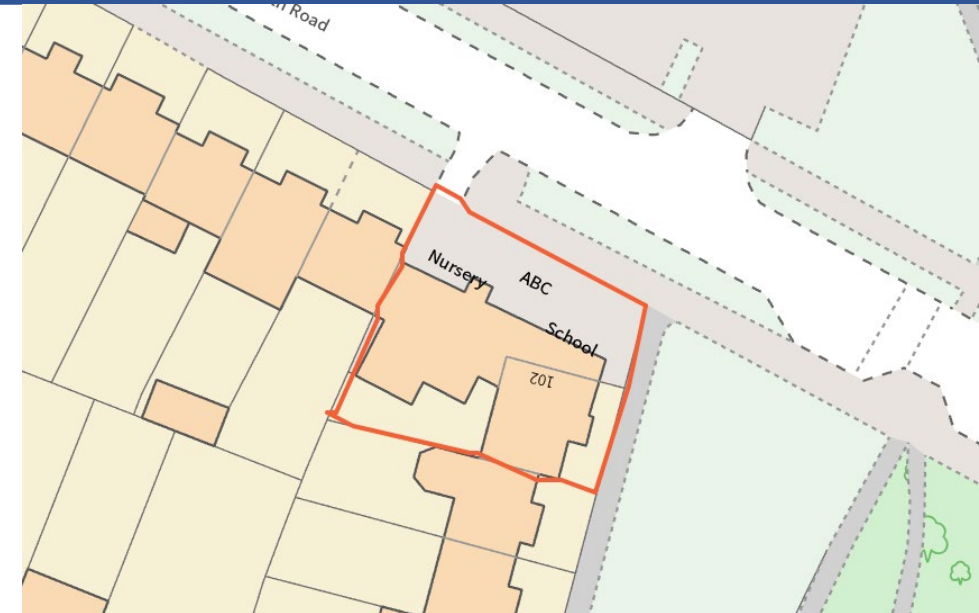
# Crawley - 102 Worth Road, Pound Hill RH10 7DU

## Freehold Nursery Investment



### Investment Consideration:

- Purchase Price: £600,000
- Gross Initial Yield: 6.33%
- Rental Income: £38,000 p.a.
- VAT is NOT applicable to this property
- Comprises nursery, arranged over ground and first floor
- Let to successful operator with multiple locations across London and South East
- Providing off road car parking for 6 cars
- Private courtyard area at rear
- Located on the southern side of Worth Road, a short walk from Pound Hill shopping parade and approximately 0.5 miles from Three Bridges station.



### Tenancies and Accommodation:

| Property                        | Accommodation   | Lessee & Trade           | Term                             | Current Rent £ p.a. | Notes   |
|---------------------------------|---|--------------------------|----------------------------------|---------------------|---|
| No. 102<br>(Ground/First Floor) | Ground Floor: 185 sq m (1,996 sq ft)<br>4 Rooms, Kitchenette, Office, WCs,<br>First Floor: 56 sq m (610 sq ft)<br>2 Rooms, Kitchen, WCs | MKM Childcare<br>Limited | 10 Years from<br>20 October 2021 | £38,000*            | Note 1: FRI subject to a schedule but excluding the roof<br>Note 2: Rent deposit held £9,500<br>Note 3: Rent review on 20.10.2026 linked to RPI<br>Note 4: Tenant option to determine on 20.10.2026 with 6 months notice<br>Note 5: Lease within Landlord & Tenant Act 1954 |

£38,000

# Crawley - 102 Worth Road, Pound Hill RH10 7DU

## Freehold Nursery Investment



### Property Description:

Comprising a prominent corner two storey nursery with a large single storey extension. To the front of the property there is a forecourt providing off road car parking for 6 cars and to the rear, a small courtyard garden area.

The property provides the following accommodation and dimensions:

Ground Floor: 185.5 sq m (1,996 sq ft)

4 Rooms, Kitchenette, WCs, Office

First Floor: 56.7 sq m (610 sq ft)

2 Rooms, Kitchen, WCs

**Total area size: 242.2 sq m (2,606 sq ft)**

### Tenancy:

The property is at present let to MKM Childcare Limited for a term of 10 Years from 20<sup>th</sup> October 2021 at a current rent of £38,000 per annum and the lease contains full repairing and insuring covenants subject to a schedule but excluding the roof. Rent review on the 5<sup>th</sup> anniversary linked to RPI. Tenant option to determine on 20.10.2026 with 6 months notice. Lease within Landlord & Tenant Act 1954.

\*Let to successful operator with multiple locations across London and South East



# Crawley - 102 Worth Road, Pound Hill RH10 7DU Freehold Nursery Investment



# Crawley - 102 Worth Road, Pound Hill RH10 7DU

## Freehold Nursery Investment



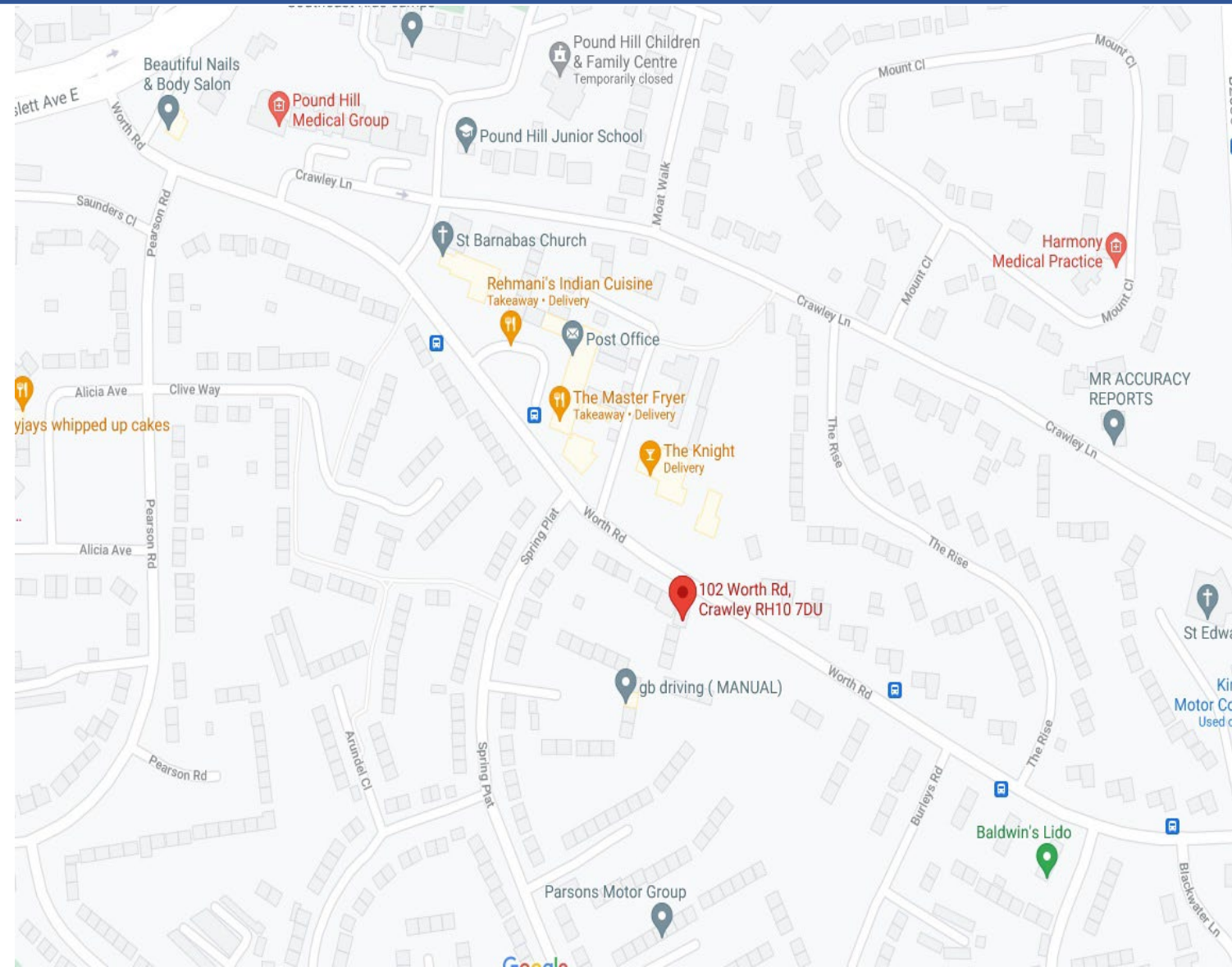
# Crawley - 102 Worth Road, Pound Hill RH10 7DU

## Freehold Nursery Investment



### Location:

Crawley is a large town and borough in West Sussex, England. It is 28 miles (45 km) south of London, 18 miles (29 km) north of Brighton and Hove, and 32 miles (51 km) north-east of the county town of Chichester. Located on the southern side of Worth Road, a short walk from Pound Hill neighbourhood shopping parade and approximately 0.5 miles from Three Bridges station and approximately 1.5 miles east of Crawley town centre. The town is located next to M23 with direct links to M25. Regular train services run from Crawley, and also Ifield, to London Victoria and London Bridge stations, Gatwick Airport, East Croydon, Horsham, Bognor Regis, Chichester, Portsmouth and Southampton. Three Bridges has direct Thameslink trains to Bedford and Brighton. The property is located on the southern side of Worth Road, a short walk from Pound Hill neighbourhood shopping parade and approximately 0.5 miles from Three Bridges station.



# Crawley - 102 Worth Road, Pound Hill RH10 7DU

## Freehold Nursery Investment

### Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



Joseph Bachman – COO  
M: +44(0)77236 19270  
E: joseph@bluealpine.com



Prash Jaitley – Managing Partner  
M: +44(0)79618 53166  
E: prash@bluealpine.com



# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

### Address:

Blue Alpine Partners Limited

Trading Address: 83c Ashley Gardens, Thirleby Road, London, SW1P 1HG

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

**Disclaimer:** Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.