TROVANT

Day Nursery Investment Opportunity



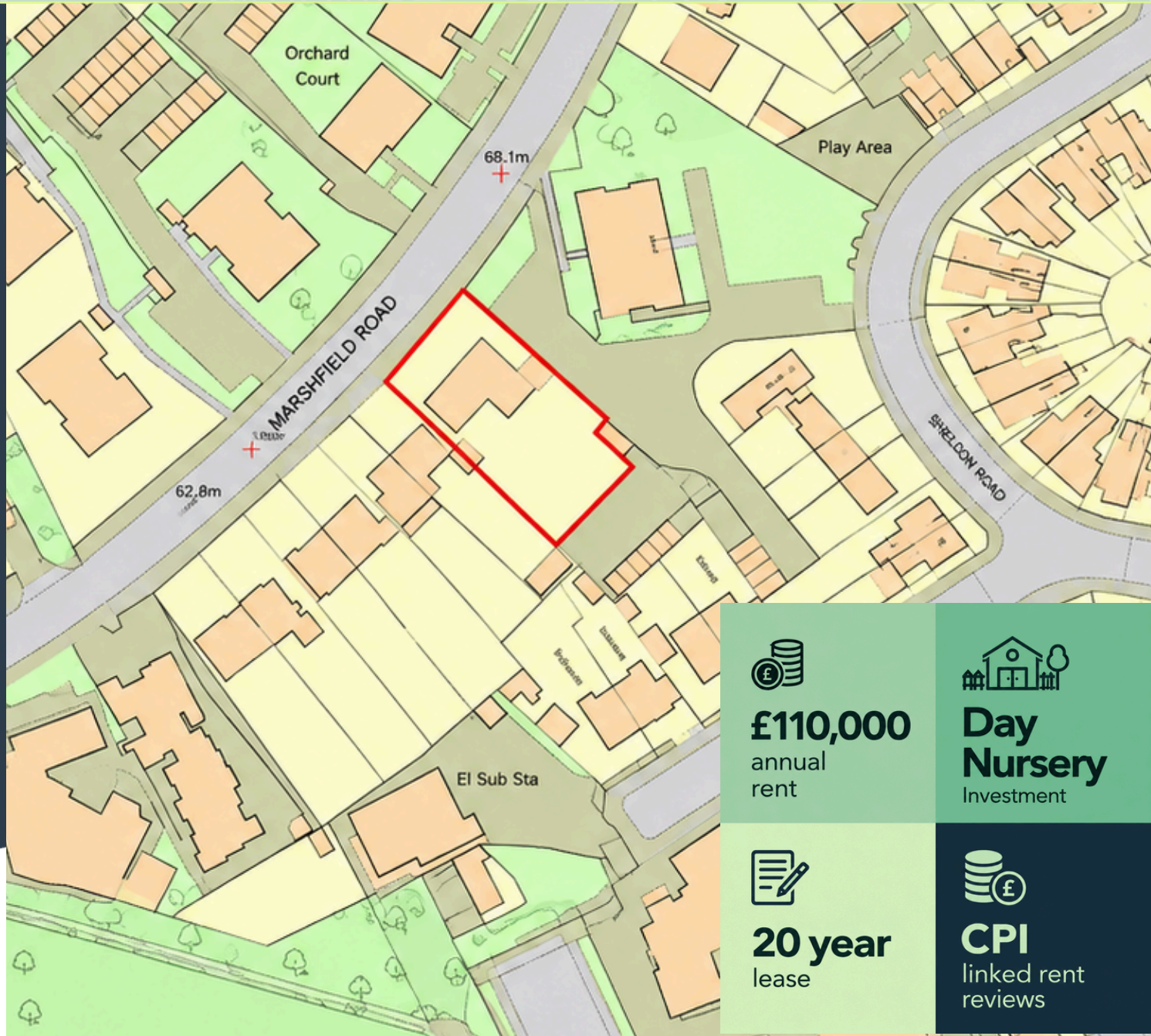
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TROVANT

PETER SYLVESTER CENTRE, 11 BRAMLEY HILL, SOUTH CROYDON, CR2 6LX
DAY NURSERY INVESTMENT | PRODUCING £110,000 PER ANNUM

KEY FEATURES

- Day nursery investment for sale.
- Producing £110,000 per annum, subject to 5-yearly rent reviews CPI-linked, collar and cap of 2% and 4% respectively.
- Let to Mind Crafters Limited/ Safari Kid on a 20-year straight lease with no breaks.
- Significant tenant investment into the fit-out and conversion to a purpose-fitted, Ofsted-registered nursery.
- First Safari Kid nursery in the UK, with further locations anticipated.
- Guide price: £1,400,000 for the freehold interest.



DESCRIPTION & LOCATION

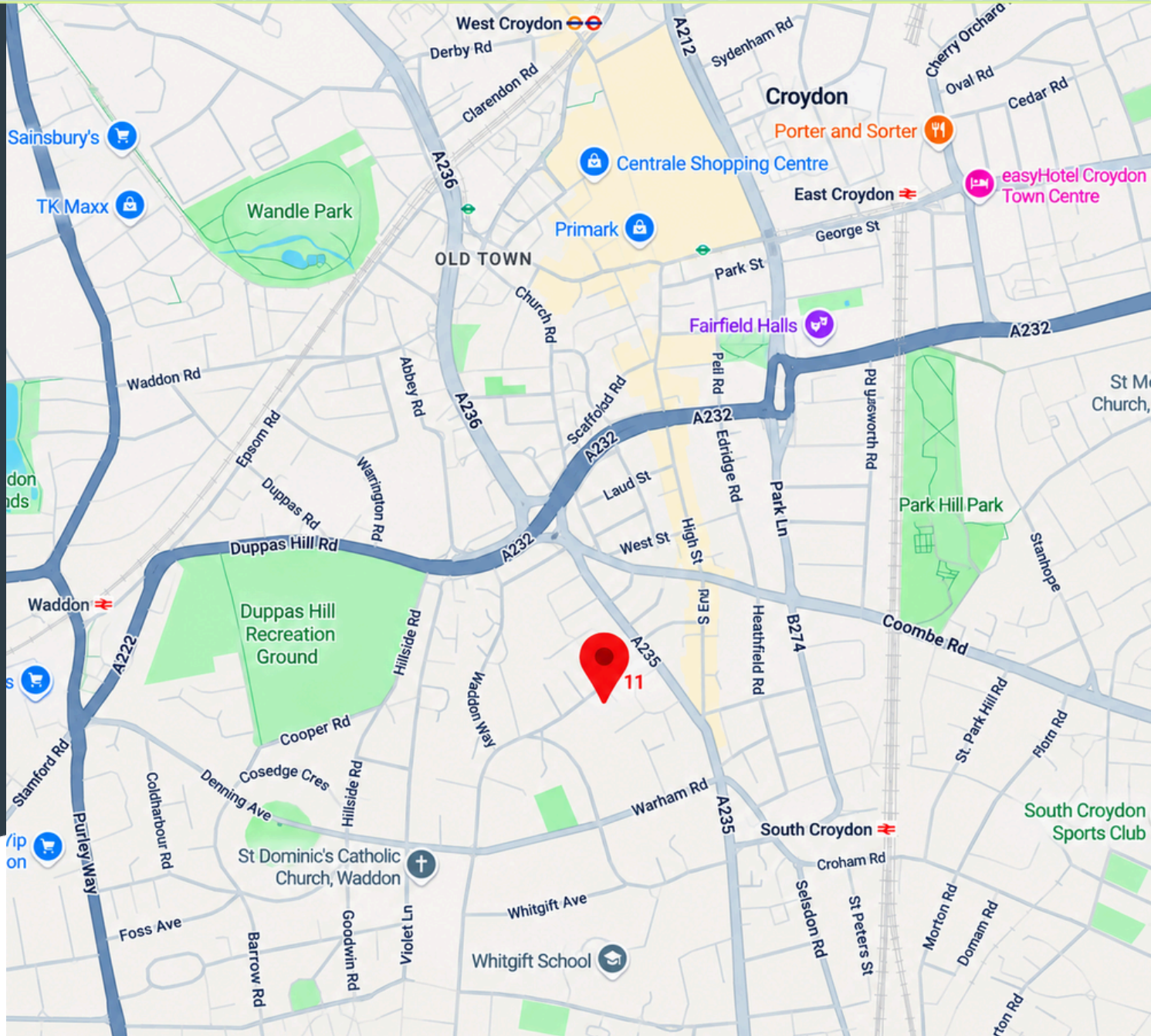
The Peter Sylvester Centre comprises a detached property occupying a site of approximately 0.2 acres.

The site has been let to Mind Crafters Limited/ Safari Kid at an initial rent of £110,000 p.a. on a straight 20-year lease. Mind Crafters Limited will carry out a comprehensive fit-out and then operate an early years nursery under the Safari Kid brand.

The property is situated on the southern side of Bramley Hill, immediately west of its junction with Southbridge Road. The surrounding area comprises a dense mixture of private and public residential developments, including houses and apartments, providing a substantial local residential catchment for the proposed nursery.

A range of local shops and day-to-day amenities are available within a few minutes' walk at Selsdon Road and along Brighton Road/South End, while central Croydon, including the Whitgift Shopping Centre, is also readily accessible. Duppas Hill Park is located to the west, with Purley situated to the south.

The property also benefits from strong public transport connections, with South Croydon and East Croydon railway stations providing regular services to a range of destinations, including London Bridge, London Victoria, Caterham via Purley, Three Bridges via Redhill, Brighton and Beckenham.



Mind Crafters Limited is the operating partner selected by Safari Kid to launch its internationally established early years education brand in the United Kingdom. Further information is available at www.safarikid.com.

Safari Kid Global Preschool & Daycare is an international early childhood education and daycare brand established by Ms Shy Mudakavi in Silicon Valley, California, in 2005. The Safari Kid network has educated more than 50,000 children across the USA, Canada and India and operates with a research-led, holistic approach to early childhood development. The brand has an established presence in India, including Mumbai, Pune, Hyderabad, Bengaluru and Delhi.

Mind Crafters Limited will operate the UK business in accordance with Safari Kid's established brand, educational and operational standards.

The Peter Sylvester Centre, Bramley Hill nursery will be the first Mind Crafters Limited / Safari Kid early years setting to open in the United Kingdom, with further locations anticipated.

Mind Crafters Limited will undertake the fit-out works required to establish the nursery, with all works completed in accordance with applicable UK building regulations and subject to landlord approval where required. Further details of the proposed fit-out works are provided in the table to the right.

& Safari Kid
Whole Child Development

Age Group	6 months to 5 years
Initial Capacity	Approximately 60 children, subject to final regulatory and spatial assessments.
Operating Hours	8:00 am – 6:00 pm, Monday to Friday.
Staffing	Fully ratio-compliant team incorporating qualified early years educators.
Safeguarding	Comprehensive safeguarding procedures aligned with UK statutory guidance and international best practice.
	Installation of secure perimeter fencing to meet safeguarding requirements.
	Reconfiguration/opening of the existing gate towards the main street to facilitate secure drop-off arrangements.
	Surfacing and structural enhancement of the external learning and play area.
	Creation of classroom and learning spaces designed around early years operational requirements.
	Installation of compliant fire safety, access control and security systems.
	Targeted internal alterations and improvements to meet statutory requirements and Safari Kid brand standards.

LEASE INFORMATION

The property is let to Mind Crafters Limited on a new straight 20-year lease, with no tenant breaks.

- Initial Rent: £110,000 per annum
- Rent Reviews: Every 5 Years
- Reviews CPI-linked, collar and cap of 2% and 4% respectively.
- Rent Free Period: First 12 months
- Second-Year Rent: £75,000 per annum
- Rent deposit of £36,666.67

The initial 15-month rent concession period, has been agreed to reflect the tenant's significant investment in the fit-out and establishment of the nursery.

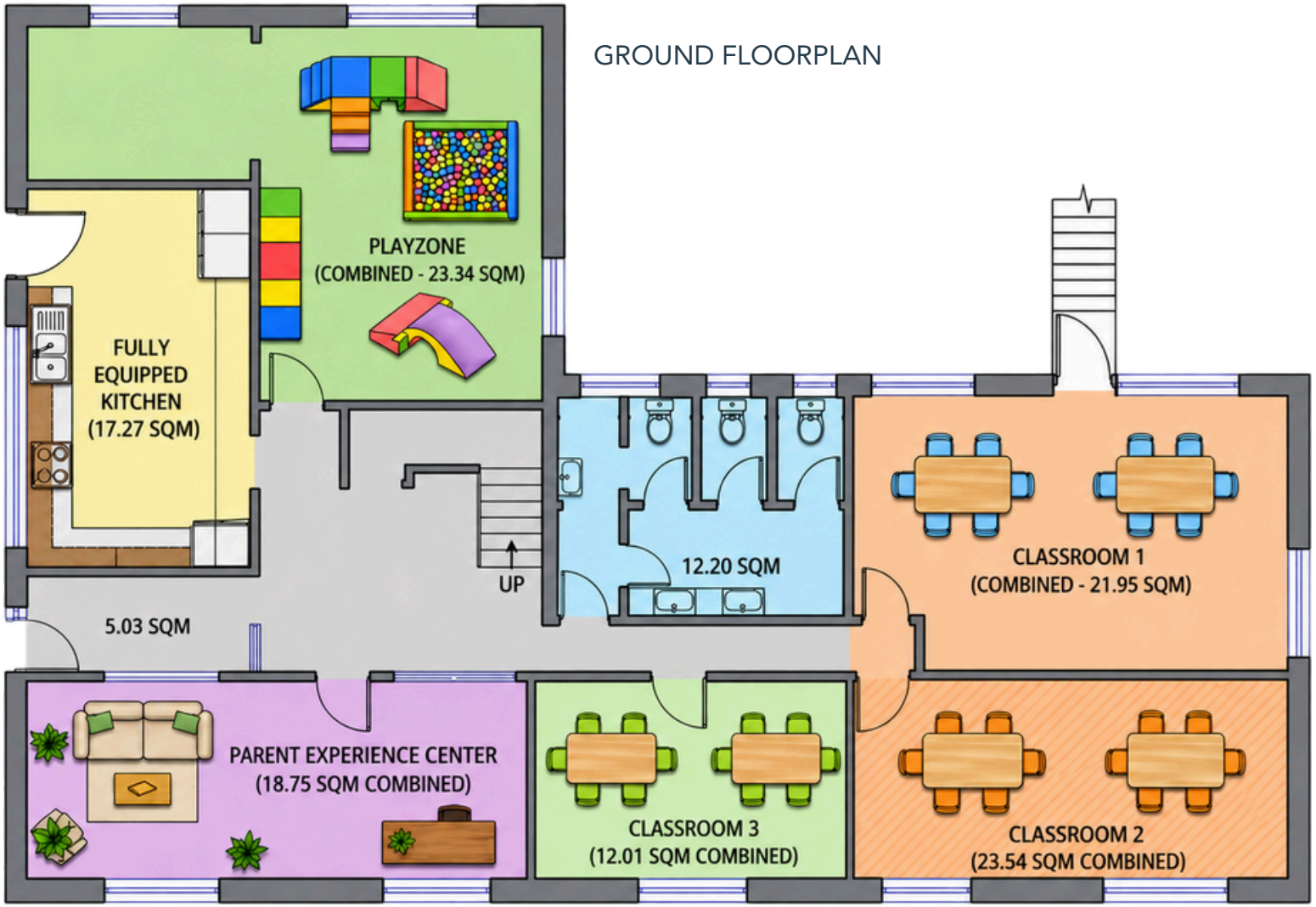
A top-up can be agreed for the 15 month rent-free period so that the full rent is being paid from completion of the purchase.



EXISTING BUILDING (PRIOR TO REFURBISHMENT)

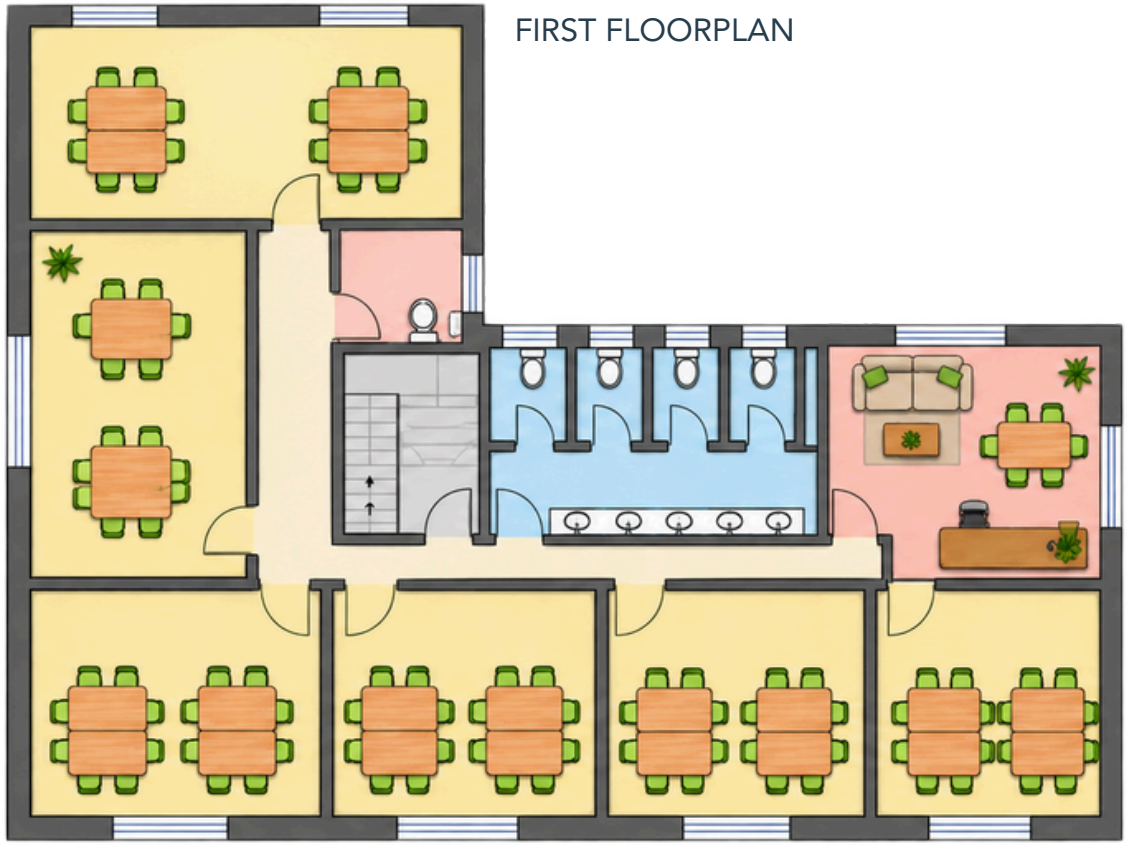


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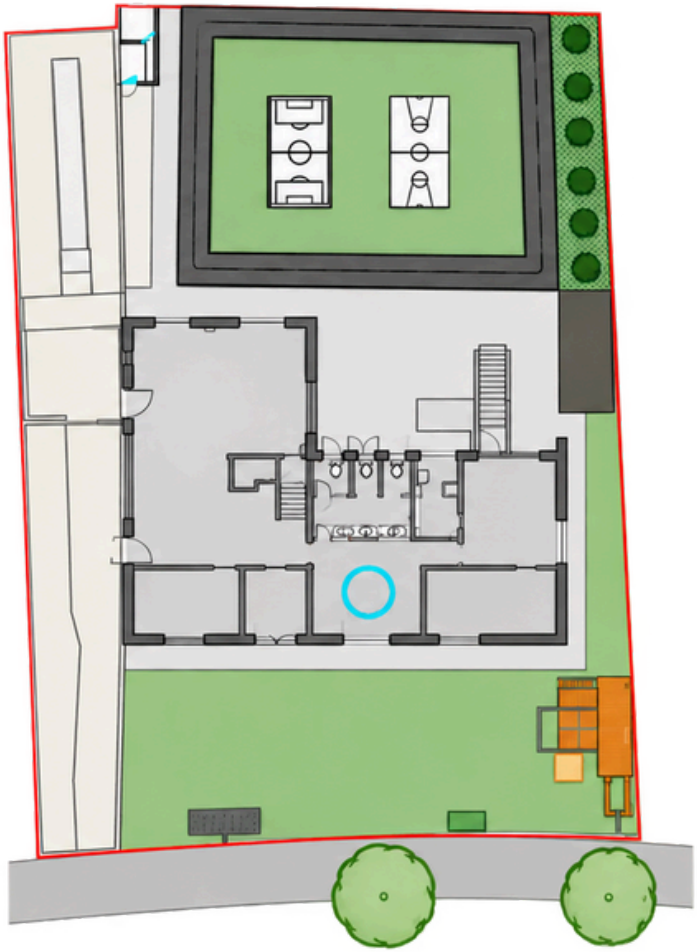

GROUND FLOORPLAN
PLAYZONE
(COMBINED - 23.34 SQM)
FULLY
EQUIPPED
KITCHEN
(17.27 SQM)
UP
12.20 SQM
CLASSROOM 1
(COMBINED - 21.95 SQM)
5.03 SQM
PARENT EXPERIENCE CENTER
(18.75 SQM COMBINED)
CLASSROOM 3
(12.01 SQM COMBINED)
CLASSROOM 2
(23.54 SQM COMBINED)

FIRST FLOORPLAN & SITE PLAN

FIRST FLOORPLAN



SITE FLOORPLAN



Terms

Guide price: £1,400,000 for the freehold interest, with the benefit of the new lease and rental income. A top-up can be agreed for the 15-month rent concession period so that the full rent is received from completion of the purchase.

VAT

We have been advised that VAT is not chargeable on the sale price or rental income.

Available On Request

- Agreement for lease/lease.
- **Planning consent.**

Viewings

All internal viewings are strictly by prior appointment.



CONTACT DETAILS

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