

RORY MACK

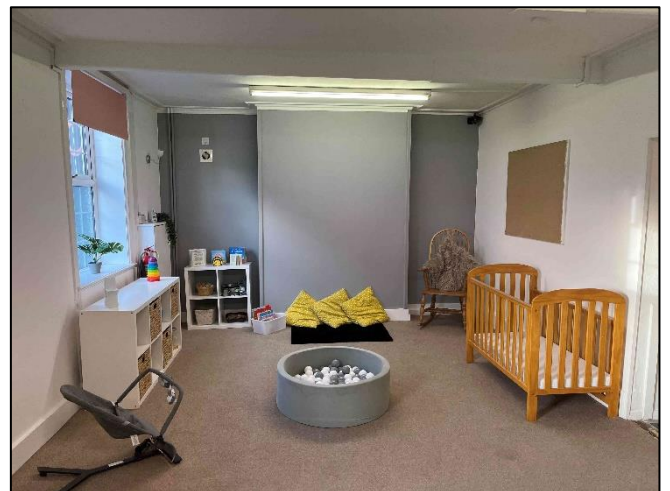
ASSOCIATES



**39B TAPE STREET, CHEADLE
STAFFORDSHIRE, ST10 1ET**

**FOR SALE
£299,950**

- **Commercial investment – Tiny Hearts Big Futures Unaffected**
- Established children's nursery registered for 51 children
- Very prominent location in the centre of Cheadle
- Currently producing £21,500 next rent reviews September 2026
- NIA: 2,633 sq ft



39B TAPE STREET
CHEADLE, STAFFORDSHIRE
ST10 1ET

GENERAL DESCRIPTION

A spacious children's nursery occupying a very prominent location facing the roundabout to Asda where Tape Street and Chapel Street converge. The property has been extended and is registered to cater for 51 children and has over 30 years reputation as a children's nursery with the current tenant, Tiny Hearts Big Futures taking occupation in 2023. The property benefits from gas fired central heating, UPVC double glazed windows and fire alarm system. The ground floor briefly comprises two large reception rooms, entrance hall, kitchen and toilet block. On the first floor is one large room capable of being split into multiple rooms, three offices and toilets. There are also two further offices and a bathroom at second floor. The property is being sold as an income producing investment with the current tenant remaining insitu until at least 2030 when the current tenancy expires. The lease has been signed within the provisions of the Landlord & Tenancy Act 1954.

LOCATION

The building is adjacent to the Cheadle Conservative Club and on the same roundabout as Asda and just in front of Morrisons, within 100 yards of the centre of Cheadle and is easily accessible from Stoke on Trent.

SERVICES

All main services are connected. Gas fired central heating installed throughout. No services have been tested by the agents.

VAT

The sale price is not subject to VAT.

TENURE

Available freehold, subject to contract and with the benefit of the existing FRI lease.

TENANCY DETAILS

The property is let to Tiny Hearts Big Futures Limited (Company No. 15061142), with personal guarantee at £21,500pa on an FRI lease from 15th September 2023 for 7 years with rent reviews at the end of year 3 and 6. Copy of the lease available upon request.

BUSINESS RATES

Rateable value £25,000

ACCOMMODATION

<u>Ground Floor</u>		<u>First Floor</u>	
Reception 1	565 sq ft	Office 1	155 sq ft
Reception 2	242 sq ft	Office 2	171 sq ft
Kitchen	147 sq ft	Office 3	101 sq ft
Lobby/Hallway	68 sq ft	Reception	515 sq ft
Toilets	116 sq ft	Toilets	145 sq ft
<u>Second Floor</u>			
Office 1	184 sq ft		
Office 2	121 sq ft		
Bathroom	103 sq ft		
Total NIA	2,633 sq ft		

EPC

103 (Band E)

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



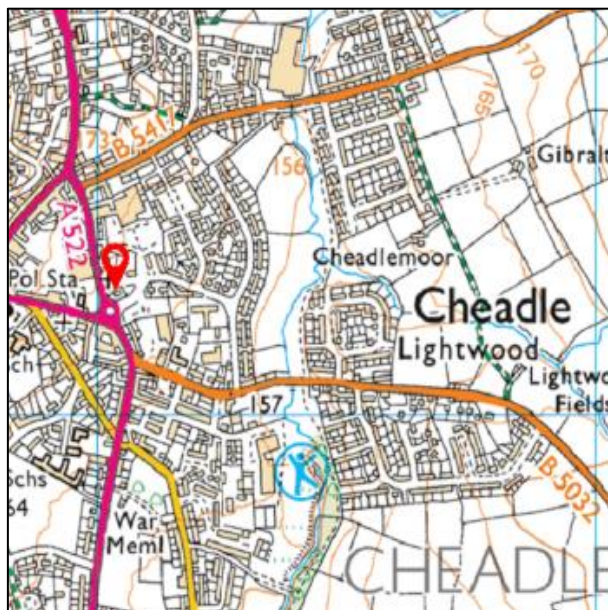
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements