

Investment Opportunity\_\_\_\_\_

**Edwards.**

KIDS ALLOWED  
TRAFFORD CITY  
MANCHESTER  
M41 7HA

**Well Secured Purpose-Built  
Nursery Investment Opportunity**



## INVESTMENT SUMMARY

- Purpose built Nursery constructed in 2018
- Building extends to 6,399 sq ft over ground & 1st floors
- Let to and trading as Kids Allowed Ltd for 20 years from 20/08/18 (15 years unexpired).
- Recently assigned to Kids Planet Day Nurseries Ltd
- Rent of **£177,432 per annum**
- Rent reviewed 5 yearly to RPI (**uncapped**)
- Seeking **offers in excess of £2.3m** which reflects a **Net Initial Yield of 7.25%** assuming standard purchasers costs



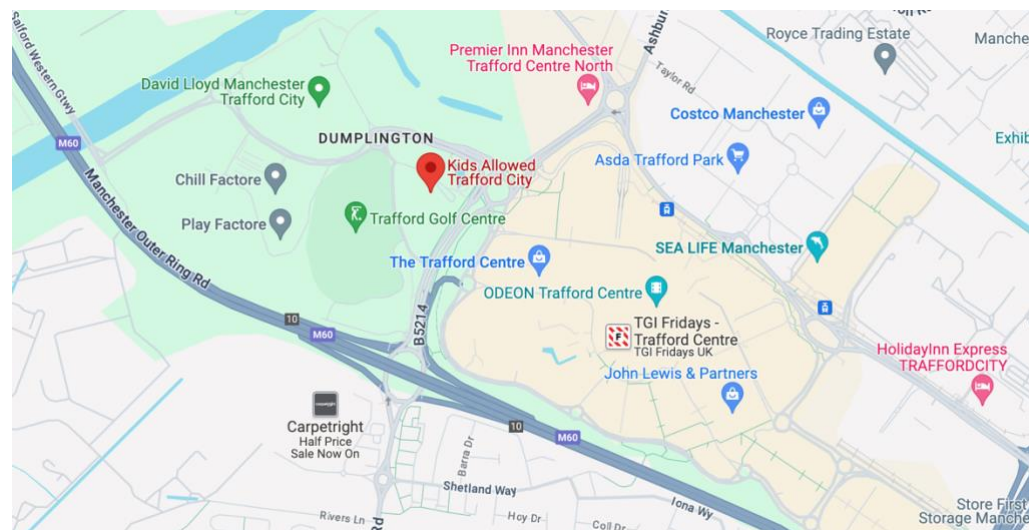
## LOCATION / SITUATION

The property is located in Traffordcity, five miles west of Manchester.

The area is a vibrant mix of inspiring retail, leisure, sports and commercial uses.

The Trafford Centre is at the heart of the area, with the likes of Chill factorE, David Lloyd, Dino Falls Golf and the Trafford Golf Centre in close proximity.

The property itself is adjacent to the Grade A Venus office building, opposite the Trafford Centre on Old Park Lane.





## DESCRIPTION

The property comprises a two storey purpose built nursery constructed to 2018 to a very high standard.

The property extends to 6,399 sq ft and includes external & internal play areas on both levels and a private designated car park for 21 vehicles.

The Nursery also benefits from the additional manned estate security of the adjacent Venus office development at Trafford Quays and is adjacent to the Trafford Centre.



## LEASE \_\_\_\_\_

The property was pre-let on a 20 year FRI lease based on a bespoke design by the tenant. The property was constructed under an agreement for lease. The completed lease term commenced from 20th August 2018 and incorporates 5 yearly RPI rent reviews (no cap).

The current passing rent is **£177,432 per annum** which was determined at the August 2023 review.

The original lease dated 14<sup>th</sup> September 2018 was originally granted to Kids Allowed Group Ltd (Co.No.006670024) but later assigned on 15<sup>th</sup> November 2023 to Kids Planet Day Nurseries Ltd (Co.No.06596787)

## COVENANT \_\_\_\_\_

Kids Planet is a family owned, award winning group of 163 nurseries across the UK. The group was originally formed in 2008 but quickly grew through organic growth and acquisition of various nursery businesses. In 2019 the group acquired Kids Allowed.

For the year ending March 2022, Kids Planet Day Nurseries Ltd ( Co.No.06596787 ) posted Turnover of £66.39m (up from £36.6m in 2021), an EBITDA of £12.5m (up from £4.48m in 2021), and an operating profit of £6m. The company also recorded net assets of £1.64m.



## EPC / SUSTAINABILITY \_\_\_\_\_

### EPC rating A.

The property has been built with strong green credentials featuring a Sedum mat green roof and Solar PV panels.

The environmentally friendly Sedum mat green roof works by retaining and purifying rainwater which naturally reduces the amount of water flowing into the drain, therefore cutting the quantity of contaminants filtering into the drainage system. It also brings insulation and noise reduction benefits as well as an ever-changing attractive green view for employees in the neighbouring Venus building to enjoy.

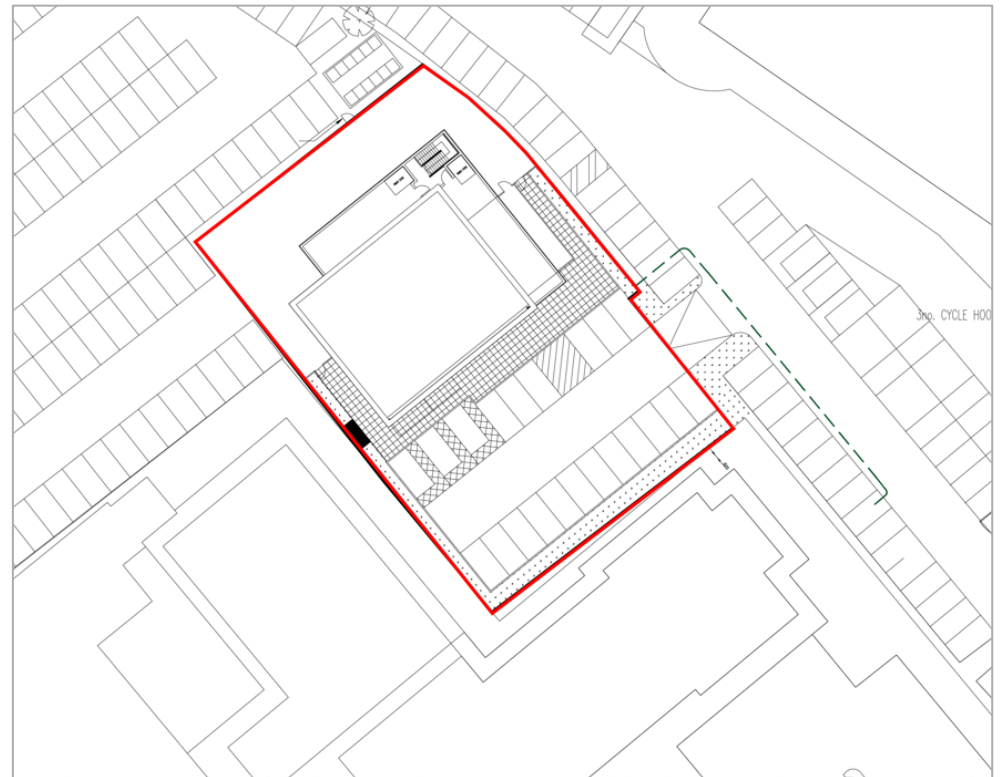


## PRICING \_\_\_\_\_

We are seeking **offers in excess of £2.3m** which reflects a **Net Initial Yield of 7.25%** assuming standard purchasers costs.

## TENURE \_\_\_\_\_

Freehold.





## CONTACT

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