



PROPERTY CONSULTANTS

Nationwide House, 10a Gainsborough Road, Woodford Green, Essex IG8 8EE

Tel: 0845 205 0007 Fax: 0845 205 0008

E.mail: info@claridges-commercial.co.uk Website: www.claridges-commercial.co.uk

**FREEHOLD FOR SALE
CHILDREN'S DAY NURSERY
AVAILABLE AS A GOING CONCERN OR WITH VACANT POSSESSION
(ORIGINALLY 5 BEDROOM HOUSE)**



**HANDEN ROAD, LONDON SE12
GROSS INTERNAL AREA APPROX 1,947 SQ FT (180.8 SQ M)**

Location: The property lies in an established residential area with good access to shops and public transport. The town centres of Catford and Lewisham are both within 1 mile as is the open space of Blackheath.

Description: The property comprises a detached building arranged over ground, first and attic storey's, built in about 2002 as a single residence with subsequent change of use to a day nursery. The ground floor consists of two main play rooms for 2-5 year olds. The first floor is occupied as a baby unit and comprises a main play room, sleep room and changing area. The second floor has a staff room and an administration office.

Areas: The estimated gross internal area is approximately 180.8 sq m (1,947 sq ft) plus a summer house at the rear of the garden. The garden extends to approximately 25m (80 sq ft).

The original domestic layout of the property is largely intact. It would have provided a through reception room, large kitchen, utility area, a further reception room and there are three good sized bedrooms with en-suite shower-room and bathroom (now adopted for children's WCs) on the 1st floor. There are two further bedrooms and a bathroom on the second floor.

Business: Please ask for an information pack if you are interested in acquiring the property as a going concern.

The latest Ofsted report (September 2007) states that the property is registered for 28 children from birth to under eight years.

Planning: We understand that the property lies within Lee Conservation Area. Planning obtained for a day nursery for up to 34 children. Restricted to day nursery and no other purpose in D1. Interested parties should make their own enquiries to Lewisham Borough Council.

Business Rates: Rateable Value: £19,250

Tenure: Freehold

Terms: Guide price - £600,000.

Viewing: **By Appointment only**
Via Agents Claridges Commercial – 0845 205 0007