EXCEPTIONAL INVESTMENT OPPORTUNITY

CHILDRENS NURSERY FOR SALE

Rarely available investment opportunity within the heart of Musselburgh

Established Children's Nursery Premises with capacity for 100 places in a prime Musselburgh Location

Inviting offers over £550,000

Net Initial yield of 5.26%

Passing rent of £30,250 per annum

Premises extend to 722.50 sqm (7,776 sqft)

Exception development opportunity upon lease expiry

Reputable covenant – Thrive Childcare and Education LTD

WHAT 3 WORDS

NEWFIELD HOUSE, 1 NEW STREET, MUSSELBURGH, EH21 6HY

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SHEPHERD COMMERCIAL

Location

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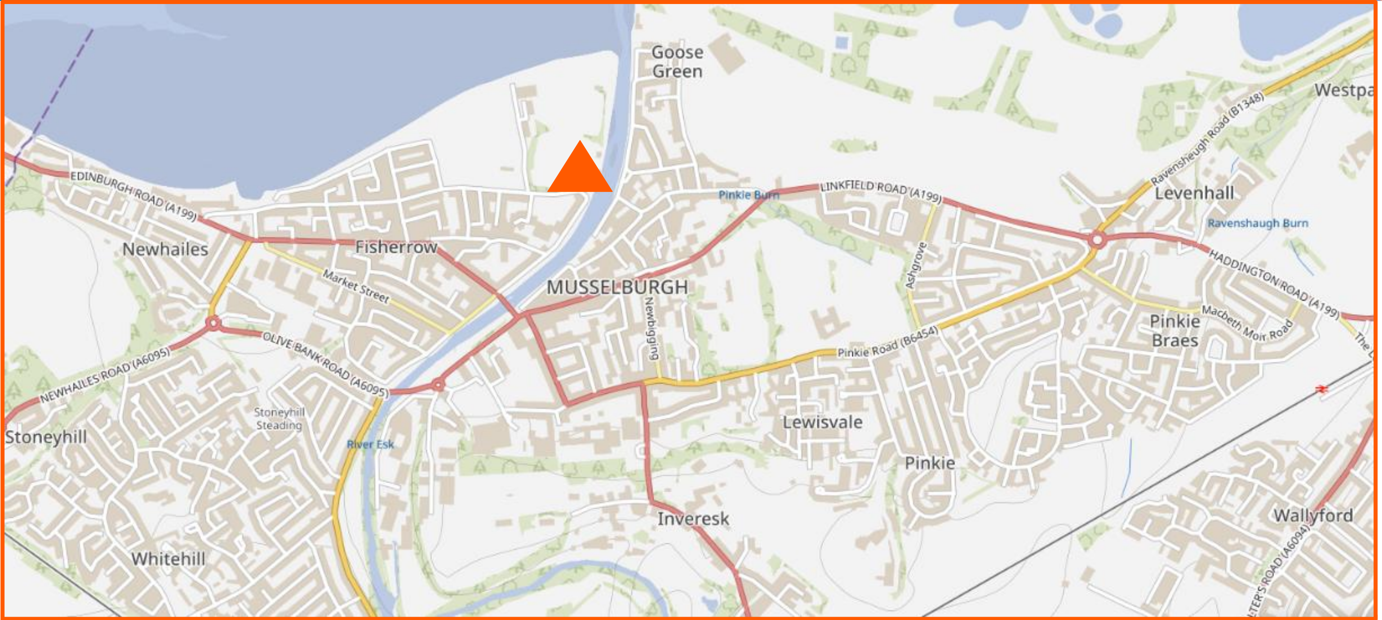
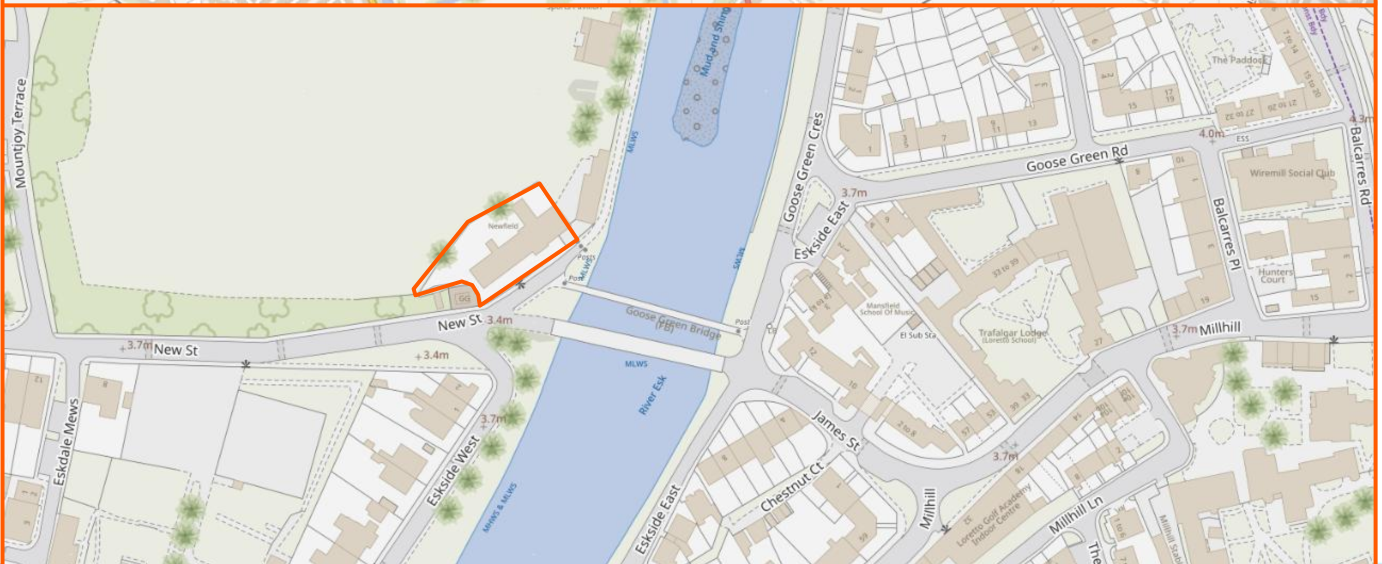
MUSSELBURGH, EH21 6HY





Location

The property enjoys an attractive setting in the highly desirable East Lothian town of Musselburgh, situated approximately 10 miles east of Edinburgh city centre on the southern shores of the Firth of Forth.

Renowned as one of the capital's most popular commuter locations, Musselburgh offers an excellent range of amenities, leisure facilities and transport connections. The town's vibrant High Street, located approximately half a mile from the property, provides a wide selection of shops, cafés, restaurants and everyday services.

More specifically, the property occupies a sought-after position on the north side of New Street within an established and attractive residential neighbourhood. Overlooking the picturesque River Esk to the south, the setting combines a peaceful riverside outlook with convenient access to local amenities and open green spaces.

The surrounding area is characterised by a mix of quality residential properties and benefits from its proximity to Loretto Playing Fields, creating an appealing environment for residents and visitors.

Substantial Nursery Premises with Extensive Outdoor Space and Alternative Use Potential

GOOGLE MAPS

Description

Description

The subjects comprise an attractive and substantial children's nursery formed by four interconnecting traditional stone-built buildings, sympathetically extended and adapted to provide high-quality childcare accommodation. The nursery is currently licensed for up to 100 children and occupies a prominent position within landscaped grounds to both the front and rear. The accommodation is arranged over two storeys and benefits from characterful original features. Internally, the property provides a range of well-proportioned activity and learning rooms together with ancillary facilities including staff accommodation, kitchen areas, storage rooms and WC facilities. The flexible layout offers a variety of room sizes and configurations, capable of supporting a range of operational requirements including alternative commercial uses or residential conversion subject to the necessary planning consents. Externally, the landscaped grounds provide attractive outdoor space and play areas, enhancing the property's appeal and functionality.

The Detail

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Price

Offers over £550,000 are invited for the freehold interest. A purchase at this level would reflect a net initial yield of 5.26% allowing for standard purchaser's costs of 4.66%.

Rateable Value

The subject's current rateable value is £62,300.00, which will result in rates payable of £33,330.50

Please note that a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

The property is not elected for VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

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Tenant	Thrive Childcare and Education Limited
Rent per annum	April 2025 - £30,250; April 2030 - £33,275; April 2035 - £36,602.50
Duration	20th April 2015 – 20th April 2040
Tenant break option	Tenant only break option on 20th April 2030
FRI Lease	A copy of the lease & associated documents are available upon request
Alienation	Tenant can assign or sublet with landlords consent. Should the tenant wish to assign their lease, they must first offer a surrender.

Accommodation	SqM	SqFt
Eastmost Unit	110.09	1,185
Second Eastmost Unit	268.59	2,891
Second Westmost Unit	168.66	1,815
Westmost Unit	175.16	1,885
Total	**722.50**	**7,776**

The above floor areas have been provided on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition) and are subject to site measurements.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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