

# TILLYMINTS DAY NURSERY (CLOSED)

## KING STREET, WINTERTON, DN15 9TP

### LONG LEASEHOLD FOR SALE ON BEHALF OF THE JOINT FIXED CHARGE RECEIVERS REDUCED TO £265,000

#### Key Features

- Affluent small town
- Well laid out space
- Secure outside areas
- May suit alternative uses STP/LL consent
- Ofsted Registration – 77
- 53 under 3's & 14 under 2's max



#### Contacts

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#### Location

Winterton is a small town in North Lincolnshire with a population of 4,729 (2001 census). It is located 10km (6.6 miles) North of Scunthorpe and 13km (8 miles) South West of the Humber Bridge. The property is situated on King Street which connects with Market Street and High Street; the two main retail streets in the town. King Street also connects with the A1207 which leads southbound to the M180 motorway and northbound to Barton-upon-Humber.

#### Description

The property comprises a single storey building of varying heights. It appears the property was constructed in the 1970's and has brick elevations set under a flat roof covering. The property benefits from double glazing throughout.

#### Accommodation

##### Ground Floor

The accommodation is all located at ground floor level and comprises;

- Pre-School Room
- Room for 2-3 year olds
- Baby Room
- Out of School Kidzone
- Kitchen
- Pre-School Children's Toilets
- Children's Toilet
- Staff Toilets

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#### Floor Areas

The property has the following approximate gross internal area:

Ground Floor	2,430 sq ft	225 sqm
<b>Total</b>	<b>2,430 sq ft</b>	<b>225 sqm</b>

#### Tenure

Long Leasehold. 125 years from 1 April 2009 at a ground rent of:  
0-25 Years £5,000 per annum; Remaining term: £10,000 per annum

#### Rateable value

£8,100 with effect from 1<sup>st</sup> April 2010.

#### Planning

Our verbal enquiries of Leeds City Council have revealed that the premises are not listed or situated in a conservation area.

#### EPC Rating

The property has an EPC rating of G (151)

#### Terms

**Guide Price Reduced from £325,000 to £265,000.** This property is being marketed on behalf of the Joint Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including but not limited to VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

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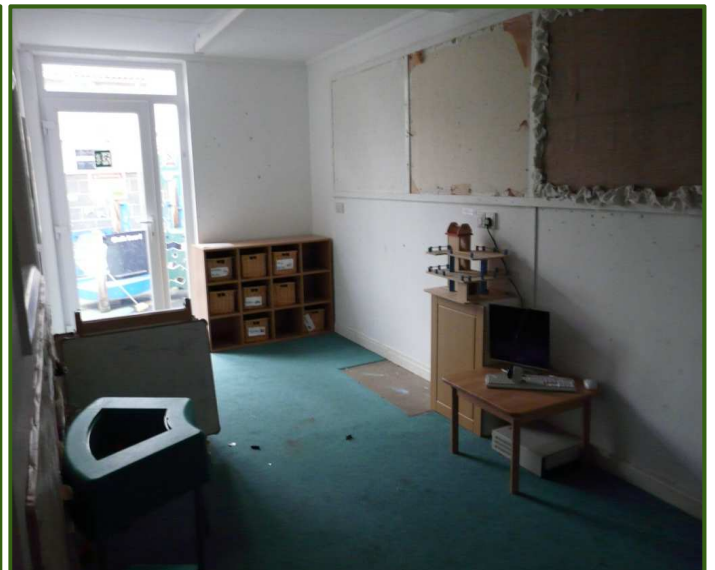
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