















## PROPERTY DETAILS



### SUMMARY

	<b>LOCATION</b> HIGH WYCOMBE		<b>UNEXPIRED TERM</b> 23.7 YEARS
	<b>SECTOR</b> EDUCATION		<b>PASSING RENT</b> £252,000 PER ANNUM
	<b>SIZE</b> 6,523 SQ FT		<b>RENT REVIEW</b> CPI LINKED (1% - 4%)
	<b>SITE</b> 1.13 ACRES		<b>COMPREHENSIVE REFURB</b> £1.32 MILLION SPEND
	<b>TENURE</b> FREEHOLD		<b>PRICE</b> £3,950,000
	<b>TENANT</b> BUSY BEES NURSERIES LTD		<b>NIY</b> 6.00%
	<b>COVENANT</b> £154M SHAREHOLDER FUNDS		<b>RY IN 2029</b> 6.73%







## MORE INFORMATION

### LOCATION

High Wycombe is an affluent Buckinghamshire town, sitting towards the edge of the Chiltern Hills Area of Outstanding National Beauty. The property is situated in an attractive private position set off Boundary Road just half a mile from the M40 and A40, which provides excellent road connectivity to the site from High Wycombe town centre and the surrounding areas.

### DESCRIPTION

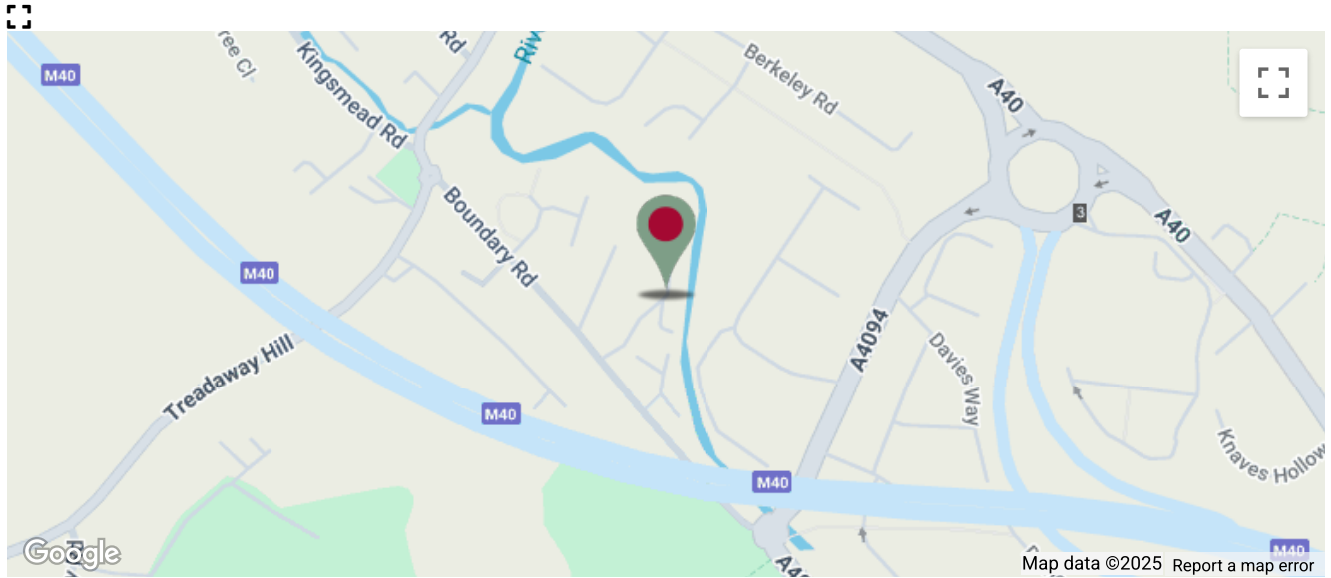
The property comprises a best in class nursery following an extensive refurbishment programme in 2024 at a cost of circa £1.32m. The nursery has a registered capacity of 85 children. The nursery offers outstanding facilities across a 1.13 acre site. The internal accommodation comprises 6,523 sq ft, arranged over ground and two upper floors. The property is Grade II listed.

### TENANCY

The property is let to Busy Bees Nurseries Ltd on a new 25 year FRI lease from 26 January 2024, expiring 25 January 2049, providing a long unexpired term of 23.7 years. The passing rent is £252,000 per annum and is subject to 5 yearly to CPI rent reviews, with a collar and cap of 1% and 4%. The next rent review is 26 January 2029, with a forecast rent increase to approximately £283,000 per annum.

## MAPS

BUSY BEES, HIGH WYCOMBE






GALLERY






## CONTACT US

ANTHONY SIDOLI  
Director

 +44 (0) 7743 207 051

 [anthony@adsre.co.uk](mailto:anthony@adsre.co.uk)

MORGAN SMITH  
Graduate Surveyor

 +44 (0) 7725 489 615

 [morgan@adsre.co.uk](mailto:morgan@adsre.co.uk)

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