

# CHILDCARE & EDUCATION PORTFOLIO

APRIL 2024



**REDWOODS**  
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### 01. Term Time Only Pre School

Bedfordshire

Turnover: £73,494

5-year lease with 4.5 years remaining | Term time only with 24 places | Established 23 years | Fees income IRO £60,000 with a potential EBITDA IRO £26,000

Asking Price

**£35,000**

Ref. 50626

Leasehold

### 02. Day Nursery

Bedfordshire

Turnover: £465,932

A well-established and well-respected leasehold day nursery | Places for 38 - 40 children. Ofsted rated Good | Established 24+ years and under current ownership 16 years | Fees income for y/e 2022 of £465,932 with an EBITDA of £71,502

Asking Price

**Bids Invited**

Ref. 50866

Leasehold

### 03. Day Nursery

Berkshire

Turnover: £119,787

Registered for 30 children | Turnover Y/E (2023) £119,787. | Affluent sought after location, historically high occupancy levels | Excellent levels of equipment and potential for growth

Asking Price

**£40,000**

Ref. 50025

Leasehold

### 04. Development Opportunity

Bracknell

Turnover: Not Applicable

Use class E (D1), three storey building approx. 9,020 sq. ft. | Situated in the Centre of Bracknell, Berkshire. 2 minutes walk from Bracknell's main line rail station. | Ideal for a number of uses. | External spaces to the rear and front

Asking Price

**£1,850,000**

Ref. 50136

Freehold

**05. Day Nursery**

Buckinghamshire

**Turnover: £143,000**

Current capacity for 34 children | Fees income 31.03.2023 of £143k with a Net Profit of £34k | Rated 'Good' by Ofsted on its latest inspection | 10-year lease with 6 years remaining - New lease can be agreed (subject to contract)

Asking Price

**£125,000**

Ref. 49897

Leasehold

**06. Former Day Nursery & Before and After School Setting**

Daventry

**Turnover: Not Applicable**

Freehold or Leasehold option available | Former well established Day Nursery and before and after school setting (Capacity 85 places) | Convenient and accessible position, Daventry, Northamptonshire | Well presented throughout, unique opportunity, viewing strongly recommended

Asking Price

**£450,000**

Ref. 50517

Freehold

**07. Pre School**

East Sussex

**Turnover: £163,506**

Long established family owned children's pre-school registered for 30 children | Fee Income £163,506 - with an EBITDA of £85,000 (05.04.2023) | Located in the highly desirable location in a convenient and accessible area | Potential to more than double the square footage and extend hours

Asking Price

**£250,000**

Ref. 49518

Leasehold

**08. Day Nursery**

East Sussex

**Turnover: £204,955**

Places for 25 children with space to expand. Ofsted rating 'Good' | Fee Income YE March 2022 £204,955 with a EBITDA of £55,250 | Delightful parkland setting including a forest school | Management run

Asking Price

**£160,000**

Ref. 50410

Leasehold

**09. Day Nursery**

Essex

**Turnover: £352,205**

Well established children's day nursery registered for 40 children | Fee Income circa £352,205 per annum year end May 2022. Healthy EBITDA | Convenient and accessible setting, excellent reputation | Healthy occupancy levels, presented to a high standard, viewing highly recommended

Asking Price

**£1,000,000**

Ref. 48341

Freehold /Leasehold

**10. Day Nursery**

Essex

**Turnover: £428,039**

Day nursery registered for 74 children aged 3 months to 5 years | Income £428,039 y/e Jan 2023 | Ofsted 'Good' in all areas and Manager run with senior team | Established in 1991 by current owners within a purpose built property

Asking Price

**£730,000**

Ref. 49582

Freehold

**11. Nursery with Wrap Around Care**

Essex

**Turnover: £393,386**

Nursery with wrap around care with a capacity for 54 children. | Located in a highly residential location within Essex | Fee income for YE 2022 shows £393,386 | Presented to a high standard with 'Good' OFSTED rating

Asking Price

**£350,000**

Ref. 50685

Leasehold

**12. Day Nursery**

Essex

**Turnover: £301,837**

Registered of 58 children aged 2 to 5 years | Income to year end 31.08.2022 £301,837 | Adjusted net profit for the same period £92,000 | Limited competition locally / Retirement sale

Asking Price

**£275,000**

Ref. 48281

Leasehold



**13. Day Nursery**

Essex

**Turnover: £327,910**

Registered of 60 children | Turnover YE March 2023 £327,910 EBITDA £151,271 and increasing with waiting list | Management team run, rated 'Good' by Ofsted | Densely populated residential area, Purpose built virtual freehold building

Asking Price

**£1,100,000**

Ref. 49836

Freehold

**14. Nursery School**

Essex

**Turnover: £622,600**

Capacity for 66 children | Rated 'Good' by Ofsted, management run | T/O 31.12.2022 £622,600 along with an adjusted profit in the region of £151,872 for the same period. | Densely populated and sought after residential area

Asking Price

**£795,000**

Ref. 50417

Leasehold

**15. Montessori Nursery**

Essex

**Turnover: £423,697**

Capacity for 50 children, with potential to increase | Turnover YE June 2023 £423,697 EBITDA £106,568 | Consecutively Rated 'Outstanding' by Ofsted, operated under management | Valuable detached freehold building, secure out door play areas

Asking Price

**£950,000**

Ref. 50561

Freehold

**16. Day Nursery**

Hampshire

**Turnover: £198,653**

Unique rural nursery school registered for 52 children | Fee income 31.08.2023 - £198,653 | Projected fee income 31.08.2024 - £280,000 | The nursery school was established in 1984, with the new owners taking over in 2007. | Beautiful and popular setting, truly enviable reputation. | Well-appointed throughout, rare opportunity, viewing highly recommended

Asking Price

**£100,000**

Ref. 49367

Leasehold

**17. Project Tuscany: Group of 2 Children's Homes**

Hampshire

**Turnover: £1,307,199**

Group of two Freehold Children's Homes situated within 1 mile of each other. | Combined turnover of ?1.3m for year ending March 2023 with an adjusted EBITDA of £570k | Both homes have capacity for 4 Children. | Both homes rated "Good" by Ofsted. | Strong relationship with LA's, LADO, Social Workers and the Police

Asking Price

**£3,000,000**

Ref. 50132

Freehold

**18. Day Nursery**

Hampshire

**Turnover: £112,546**

Capacity for 30 children aged 2 to 5 years of age | Currently Term-time (38 weeks per year) however there is availability to run longer hours or OOSC/ Holiday club | Fee income for 2023 of £112,546 with an EBITDA of £40,000 | Current occupancy rate of 90% | Sought after residential town of Hampshire

Asking Price

**£70,000**

Ref. 50158

Leasehold

**19. Pre School**

Hampshire

**Turnover: £104,352**

Charming leasehold children's preschool, capacity for 24 children | Convenient and accessible position, 'Good' OFSTED rating, excellent reputation | Well presented throughout, with a forest school. | Turnover Y/E March 22 £104,352 with a net profit of £41,192 for the same period

Asking Price

**Bids Invited**

Ref. 50873

Leasehold

**20. Group of Out Of School Clubs**

Hampshire

**Turnover: £409,719**

Long established, the first out of school club was developed and established in July 2004 | Fees income for YE Dec 2022 of £409,719 with an EBITDA of £79,827. | Breakfast Clubs, After School Clubs and Holiday Clubs | Rated 'Outstanding' by Ofsted. Early viewing highly recommended

Asking Price

**£250,000**

Ref. 48829

Leasehold



**21. Day Nursery**

Hampshire

**Turnover: £574,861**

Established for over 20 years with an excellent reputation, Capacity for 80+ children | Turnover for year end March 2023 of £574,861 with an EBITDA of £219,731 | Ideally located with high visibility on a busy route, superb and secure outdoor play area | Operating from two properties

Asking Price

**Bids Invited**  
**Guide Price of £1,400,000**

Ref. 49261

Freehold

**22. Day Nursery**

Hertfordshire

**Turnover: £107,801**

Registered for 18 - 22 children aged 2 to 5 years of age | Income of £107,800 for y/e April 2023 | Run under management with limited input from seller | Situated within community centre with an all inclusive rent | Single storey property with car parking facilities and large garden

Asking Price

**£50,000**

Ref. 50002

Leasehold

**23. Pre School**

Hertfordshire

**Turnover: £82,153**

Leasehold Children's Preschool Established 30+ years | Capacity for up to 35 children from 2 to 4 years of age | Ofsted rated Good with great potential for growth. | Income c. £77k per annum with an adjusted net of £28,875

Asking Price

**£60,000**

Ref. 50793

Leasehold

**24. Out of School Club**

Hertfordshire

**Turnover: £144,255**

Children's Out of School Club occupying convenient & accessible position | Excellent reputation, historically high occupancy levels, well presented premises | Area in demand for services provided, great opportunity to grow | Well presented premises, rare opportunity, viewing highly recommended

Asking Price

**£100,000**

Ref. 50842

Leasehold

**25. Day Nursery**

Hertfordshire

**Turnover: £300,000**

Pre-School registered for c. 30 children | Annual fee income of c. £300,000 | Manager run. Leasehold opportunity. | Viewing highly recommended

Asking Price

**£150,000**

Ref. 50898

Leasehold

**26. Day Nursery**

Hertfordshire

**Turnover: £622,679**

Registered of 42 children aged 3 months to 5 years of age | Fee income £622,679 31.03.2022 - with an EBITDA of £270k+ | Management Run | Detached property with large garden and car parking facilities

Asking Price

**£1,250,000**

Ref. 49657

Freehold

**27. Pre School**

Kent

**Turnover: £80,534**

Registered of 24 children aged 2 to 5 years of age | Projected year end 2023 Income c. £100,000 | The preschool has established a strong reputation | Potential to add a breakfast and after school club

Asking Price

**£50,000**

Ref. 50103

Leasehold

**28. Day Nursery**

Kent

**Turnover: £436,442**

Manager run children's day nursery. | 2023 Turnover £436,442 with a healthy EBITDA of £65k | Capacity for 60 children from 3 months to 5 years of age and holiday club for children aged 4 to 11. | Ofsted 'Good'

Asking Price

**£350,000**

Ref. 50413

Leasehold



**29. Day Nursey**

Kent

**Turnover: £200,000**

Well-established freehold nursery trading since 2009 | 'Good' Ofsted Rating | Turnover 2022/23 - £200,000 with a net profit IRO £60,000 | Capacity for 48 children between the ages of between 0 years and 5 years Plus 5 to 8 years for children with special needs

Asking Price

**Bids Invited**

Ref. 50832

Leasehold

**30. Day Nursery**

Kent

**Turnover: £340,546**

Turnover Y/E June 2022 £340,546, adjusted EBITDA £98,576 | Commuter location | Capacity for 50 children | Limited competition locally

Asking Price

**£120,000**

Ref. 48101

Leasehold

**31. Day Nursery**

Kent

**Turnover: £662,861**

Capacity for 65 children aged 3 months to 5 years of age | Turnover of £662,861 for y/e April 2023 with an adjusted EBITDA of £200,481. | Stunning period property with modern extension | Spacious five bed owners accommodation laid out over three floors

Asking Price

**£2,000,000**

Ref. 49855

Freehold

**32. 50% shareholding in an established Day Nursery**

Middlesex

**Turnover: £137,074**

Well established day nursery in Middlesex | Nursery capacity for 44 children | Turnover 31.03.23 £137,074 | Fantastic opportunity for a 50% shareholder sale |

Asking Price

**£60,000**

Ref. 50068

Leasehold

**33. Nursery School**

Middlesex

**Turnover: £154,483**

Term time only fee income for year end 2023 of £154,483 with an EBITDA of £69,262 | Running for over 20 years under the same ownership | Rated 'Good' by Ofsted on its most recent inspection | Places for 50 children with an 86% occupancy

Asking Price

**£175,000**

Ref. 50090

Leasehold

**34. Independent College**

Middlesex

**Turnover: £233,692**

Approved Centre for Pearson Edexcel, OCR and AQA | Highly reputable and established since 2014 | Achieved 85-100% University Progression in the last 6 years | Registered by the Department for Education (DfE) as an Independent School

Asking Price

**£750,000**

Ref. 50180

Leasehold

**35. Day & Baby Nursery**

Middlesex

**Turnover: £363,445**

Well Established Leasehold Children's Day & Baby Nursery | Capacity for 28 children from 3 months to 5 years of age | Rated good overall by Ofsted | Fees income for 2023 of £363,445 with an EBITDA of £63,000

Asking Price

**£185,000**

Ref. 50739

Leasehold

**36. Day Nursery**

Middlesex

**Turnover: £184,067**

Owner run with impressive profit margins | Ideal for an owner operator, capacity for 30 children | Sought after Middlesex location, Ofsted rated 'Good' | Fees income for year end 2022 of £184,067 with an EBITDA of £106,607

Asking Price

**Bids Invited**

Ref. 50912

Leasehold



### 37. Activity Clubs

South East

Turnover: £400,000

4 Holiday Clubs and 2 Wraparound Childcare Clubs located in Southeast England | Combined capacity for 285+ children aged 4 to 12 years | Excellent locations, 3000 paid parents on the books | Turnover circa £400k for y/e Feb 2024 with a net profit IRO £210,000 (after expenses)

Asking Price

£500,000

Ref. 50669

Leasehold

### 38. Group of 2 Day Nurseries

South East

Turnover: £604,147

Two Highly regarded Leasehold Day Nurseries | Combined capacity of 72 | Very spacious premises and superbly presented throughout with an impressive outdoor play areas and large gardens | Turnover for the year end 2022 of £604,147 with an adjusted EBITDA of £116,400

Asking Price

Bids Invited

Ref. 50688

Leasehold

### 39. Pre School

South East

Turnover: £90,692

Leasehold Pre-school in Prime location within the Southeast England | The setting has capacity for 23 children. | Rated GOOD by OFSTED, presented in good condition, ample play and learning equipment. | Fee Income £90,629 per annum & EBITDA £52,731 (y/e 2023)

Asking Price

Bids Invited

Ref. 50693

Leasehold

### 40. Group of 4 Day Nurseries

South East

Turnover: £970,580

Group of 4 leasehold settings | Combined capacity for 176 children | Turnover forecast for 2024 of £1,071,953 and increasing | Established and grown over a 7-year period with a very bright future

Asking Price

Bids Invited

Ref. 50734

Leasehold

### 41. Nursery & Forest School

South Essex

Turnover: £136,497

Capacity for 24 children aged 3 months to 4 years of age | Close proximity to a zone 6 central line station linking Stratford and London Liverpool Street | Turnover of £136,497 for y/e October 2022 | Profitable nursery for hands on owner, Term time only through choice

Asking Price

£115,000

Ref. 50184

Leasehold

### 42. Group of 2 Montessori Nurseries

South of England

Turnover: £781,437

2 Montessori Nurseries in the South of England . | Turnover of circa £781,437 for the y/e August 2023 with an EBITDA of £100,000. | Newly offered sole baby unit with the other sites having capacity for 92 children, totalling a capacity of 110 spaces. | Well-established business active since 1997 with very strong reputation. | Located in highly desirable and accessible location

Asking Price

£550,000

Ref. 50774

Leasehold

### 43. Day Nursery

Suffolk

Turnover: £540,642

Registered for c. 235 children in total aged 3mths to 11 years | Turnover of £540,642 for y/e May 2023 | Presented in good condition | Semi rural Suffolk location within close proximity to the A11 and RAF base

Asking Price

£250,000

Ref. 49947

Leasehold

### 44. Day Nursery

Surrey

Turnover: £51,361

Charming Church Hall Premises held on a 5-year lease | Fee income 31.08.2023 - £51,361 | Registered for 20 places for 2- to 5-year-olds | Ofsted Rated "Good" | Secure outdoor play area

Asking Price

£20,000

Ref. 49372

Leasehold



**45. Pre School**

Surrey

**Turnover: £128,995**

Charming term time only Pre-School for children from 2-5 years | Capacity for 48 children, convenient & accessible setting | Fee Income £138,995 for year end Aug 2023 with an EBITDA of £50,500 | Buyer will need to be owner operator / need to recruit

Asking Price

**Bids Invited**  
**Guide Price of £380,000**

Ref. 49565

Leasehold

**46. Project Feather: Nursery School**

Surrey

**Turnover: £243,000**

School is run with with circa 50 children but there is substantial opportunity to increase the capacity | Potential Day Nursery Opportunity, 6,500sq ft internal, 2,000sq ft outdoor space. | Rated 'Outstanding' by Ofsted | Property worth £2m+ | Turnover of £243k for year ending July 2022 and an adjusted EBITDA of £110k for the same year | Run by qualified, and experienced teachers

Asking Price

**£1,950,000**

Ref. 50020

Freehold

**47. Day Nursery**

Surrey

**Turnover: £142,787**

Fee income for year end 2022 of £142,787 with a net profit of £70,461 | Rated 'Good' by Ofsted on its last inspection | Places for 26 am and 18 pm for children aged 2 to 5 years | Term time only. All inclusive lease agreement

Asking Price

**£10,000**

Ref. 50200

Leasehold

**48. Day Nursery**

Surrey

**Turnover: £311,569**

Capacity for 38 children | Fee income £311,569 (y/e 31/07/2022) | Convenient and accessible setting, sought after residential area | Well presented premises, Southwest London

Asking Price

**£450,000**

Ref. 50291

Leasehold

**49. Term Time Nursery**

Surrey

**Turnover: £171,964**

Delightful Children's Day Nursery with good Ofsted rating | Capacity for 35 children | Fee Income £171,964 per annum (31/12/22) generating an EBITDA of £55,733 for the same period. | Well looked after building, extensive outdoor grounds, car park, viewing highly recommended

Asking Price

**£150,000**

Ref. 50336

Leasehold

**50. Soft Play Centre**

Surrey

**Turnover: £225,330**

Soft Play Centre established since 2021 | Capacity for 60 visitors | Turnover for year end 2022 of £225,330 | Superbly presented throughout and with quality full menu café

Asking Price

**£260,000**

Ref. 50520

Leasehold

**51. Pre School**

Surrey

**Turnover: £93,544**

A well respected business established for 15 years | Selling Assets and Limited company. | Turnover for year end 2022 of £93,544 with an EBITDA of £33,305 | Rated 3 areas 'Good' plus 1 'Outstanding' by Ofsted

Asking Price

**£25,000**

Ref. 50716

Leasehold

**52. Day Nursery & Pre School**

Surrey

**Turnover: £323,515**

Current Capacity for 45 Children aged 1 to 4 years of age. | Term time setting – offering longer days 07.30 – 18.00. | Turnover for 2023 – £323,515 | Management team in place and located within Secure School Grounds

Asking Price

**£250,000**

Ref. 50770

Leasehold

### 53. Group of 2 Day Nurseries

Sussex

Turnover: £1,200,000

Fantastic Group of 2 x Leasehold businesses | Combined capacity for 112 children aged 0 - 5 years | The setting that has been inspected by Ofsted is rated 'Good' | Projected turnover for 2024 circa £1,200,0000

Asking Price

**£1,500,000**

Ref. 50515

Leasehold

### 54. Day Nursery

Essex

Turnover: £257,807

\*\*Recently Reduced\*\*\* Management run | Day nursery registered for 42 children aged 3 months to 5 years | Income 31.03.2022 - £257,807 with an EBITDA of £75,000 | Extra purpose built unit in the garden for an additional 4 to 7 Children

Asking Price

**£575,000**

Ref. 49419

Freehold





**01. Day Nursery**

Central London

**Turnover: £487,447**

Established in 2020 by the current owner | Capacity for 70 to 80 children per day | Fee income for year end March 2023 of £487,447 | 20-year lease with 18 years remaining

Asking Price

**£200,000**

Ref. 50237

Leasehold

**02. Day Nursery**

East London

**Turnover: £274,366**

Charming Leasehold Children's Day Nursery Est. 35 years and capacity for 26 children | Last inspected by Ofsted 27 July 2021. Rated Good. | Operated with an experienced team, excellent reputation, well presented | Fee Income £274,366 per annum (y/e 2023) generating an EBITDA of £31,757

Asking Price

**Bids Invited**

Ref. 50893

Leasehold

**03. Day Nursery**

East London

**Turnover: £544,860**

Well established Day Nursery to include 2 valuable Freehold properties and a self contained low rise building in the garden | Ofsted Rated 'Good' Capacity for 90 children aged 3 months to 5 years. Currently not trading at capacity. | Turnover YE July 2023 £544,860 EBITDA £324,337 | Situated in a sought after area, large fully enclosed rear garden

Asking Price

**£1,950,000**

Ref. 50595

Freehold

**04. Day Nursery**

Greater London

**Turnover: £133,290**

Registered for 45 children aged 2 to 5 year olds - Traditional Montessori | Open term time from 9am- 3pm through choice | Potential to extend the opening times | Owner run and managed

Asking Price

**£250,000**

Ref. 49610

Leasehold

**05. Children's Montessori Day Nursery**

Greater London

**Turnover: £455,145**

Capacity for 50 children | Rated 'Good' by Ofsted, Term Time only by vendor choice | Turnover for YE April 2023 £455,145 with an EBITDA of £162,541 | Affluent area, secure outdoor play areas

Asking Price

**£600,000**

Ref. 50527

Leasehold

**06. Fully equipped closed Day Nursery**

Lewisham

**Turnover: Not Applicable**

Places for 38 children, 0 to 5 years | Previous income was £120,000 with a net profit of £31,120 | Fully equipped and ready for reopening | Ideal setting for London commuters | Large enclosed garden space

Asking Price

**£100,000**

Ref. 50242

Leasehold

**07. Activity Centre**

London

**Turnover: £245,408**

Well established activity centre, capacity for 172 children | Turnover £245,408 for the year end February 2023 | Immaculate condition throughout, free car park facilities available | Unique opportunity, viewing strongly recommended

Asking Price

**£170,000**

Ref. 44478

Leasehold

**08. Day Nursery**

London

**Turnover: £165,415**

Well established nursery with a capacity for 36 children | Turnover in excess of £165,000 | Excellent profits for hands on operator | Retirement sale, viewing strongly recommended

Asking Price

**£225,000**

Ref. 44562

Leasehold

**09. Day Nursery**

London

**Turnover:** £224,431

Day nursery with a capacity for 65 children with potential to expand | Income to year end 31.03.22 of £224,431 with an EBITDA of £47,720 for the same period | Excellent condition throughout with purpose built feel | Single storey building with on site parking facilities, viewing recommended

Asking Price

**£300,000**

Ref. 46161

Leasehold

**10. Nursery School**

London

**Turnover:** £301,860

Highly sought after London residential location | Turnover 30.04.2023 - £301,860 | Owner run with experienced team | Good condition throughout | Established c. 1999. | Retirement sale

Asking Price

**£180,000**

Ref. 49472

Leasehold

**11. Montessori Nursery**

London

**Turnover:** £56,210

Rated 'Good' by Ofsted, capacity 40 children | Fee income of £56,210 Y/E 2023 | Easy reach of all local major commuter routes and public transport facilities | Currently operates Monday-Friday 8am-1pm term time only

Asking Price

**£130,000**

Ref. 50054

Leasehold

**12. Pre School Nursery**

London

**Turnover:** £312,480

Children's pre-school & day nursery registered for 52 children | Fee income for Y/E 2023 of £312,480 with an adj. EBITDA of £61,000 | Very well-presented purpose-built interior, large outdoor play area | Manager run and fully staffed running at 100% occupancy

Asking Price

**£180,000**

Ref. 50102

Leasehold

**13. 2 After School Clubs**

London

**Turnover:** £201,814

Two After School Clubs, two with Holiday Play Schemes | Long established, the first out of school club was established in February 2001 | Fee income for year-end 2023 of £201,814 with an EBITDA of £52,088 | Capacity for 200 children across all three sites

Asking Price

**£95,000**

Ref. 50376

Leasehold

**14. Project Drew: Day Nursery**

London

**Turnover:** £662,330

Purpose - built setting offered on a leasehold basis with a current capacity for in excess of 100 children | T/O Year End September 2023 £662,330 EBITDA £180,224 | New 20+ year lease to be granted, management run | Zone 2 location | Rated 'Good' by Ofsted, outdoor play are

Asking Price

**£1,150,000**

Ref. 50437

Leasehold

**15. Group of 2 Day Nurseries**

London

**Turnover:** £701,552

Group of two leasehold children's day nurseries | Combined capacity for 90 children | Both sites with Ofsted rating 'Good' | Combined fee income of £700k forecast for 2023/24

Asking Price

**£500,000**

Ref. 50632

Leasehold

**16. Day Nursery & After School Club**

London

**Turnover:** £750,994

Delightful Leasehold Children's Day Nursery and After School Club | Places for 60 children in the nursery and after school club has the capacity for 20 children ages 3 months to 5 years | Ideally located leasehold property, viewing highly recommended | Fee Income £750,994 per annum (2023) generating an impressive EBITDA

Asking Price

**Bids Invited**

Ref. 50763

Leasehold





## 17. Out of School Club

London

Turnover: £248,705

Children's Out of School Club occupying convenient & accessible position I Turnover of £248k for year end September 2021 I Excellent reputation, historically high occupancy levels, well presented premises I Well presented premises, rare opportunity, viewing highly recommended

Asking Price

£80,000

Ref. 47892

Leasehold

## 18. Day Nursery

London

Turnover: £305,443

Well established Children's Day Nursery with "Good" OFSTED rating (Capacity 63) I Prominent and accessible setting, I Fee Income £298,591 per annum (y/e 2023), historically healthy occupancy levels, well presented I Substantial property, excellent reputation, viewing highly recommended

Asking Price

£120,000

Ref. 48809

Leasehold

## 19. Day Nursery

London

Turnover: £347,812

Established circa 1998 rebranded and under current ownership since 2016. I Registered for 40 children, management run I Turnover YE 31st October 2023 £347,812 I Very spacious premises and superbly presented throughout, Impressive outdoor play area I Parking available for staff and clients

Asking Price

£550,000

Ref. 50518

Leasehold

## 20. Project Zara: Group of 3 Day Nurseries

North London

Turnover: £1,900,000

The three highly regarded nurseries have a combined capacity of 160 places I Two nurseries are rated "Outstanding" by Ofsted I Predicted Turnover of £1.9m for year ending August 2023 with an adjusted EBITDA of £875k I Turnover of £1.34m for year ended August 2022 with an adjusted EBITDA of £375k

Asking Price

£5,000,000

Ref. 49752

Leasehold



## 21. Day Nursery

North London

Turnover: £233,068

Current capacity for 20 children & rated 'Outstanding' by Ofsted at its last inspection I Income of £233k for y/e March 2022 I Sought after affluent North London location I Owner run with a mix of full and part time staff & operating 47 weeks per annum

Asking Price

Bids Invited

Ref. 50203

Leasehold

## 22. Group of 2 Day Nurseries

North London

Turnover: £948,049

Group of two Leasehold children's day nurseries, combined capacity 75 children I Convenient and accessible locations, excellent reputation, healthy occupancy levels I Both settings are operated under management, well appointed, viewing recommended I Combined fee income £948,049 per annum (y/e 2023), EBITDA £257,076

Asking Price

£1,500,000

Ref. 50814

Leasehold

## 23. Activity Centre Franchise

North West London

Turnover: £135,160

Affluent and sought after North West London location I Large database of regular clients including TV and Music celebrities I Genuine growth potential for any new owner I Ideal for enthusiastic, hands on operator

Asking Price

£300,000

Ref. 50009

Leasehold

## 24. Project Canyon: Purpose Built Nursery

South East London

Turnover: £1,071,250

Impressive purpose-built three-storey leasehold property I Capacity for a total of 124 children & rated good by Ofsted I Revenue projections of £1m in 2023, growing to £1.3m in 2024 and £1.5m in 2025 I EBITDA projections of £241k in 2024 and £348k in 2025

Asking Price

£875,000

Ref. 50199

Leasehold

### 25. Montessori Nursery

South East London

Turnover: £197,757

Sought after South East London location | Income of £157,768k & EBITDA £38,175 for y/e May 2023 | Rolling church lease with all inclusive annual rent | Large enclosed garden space

Asking Price

£84,999

Ref. 50362

Leasehold

### 26. Day Nursery

South East London

Turnover: £511,410

Established 35+ years, Leasehold Children's Day Nursery | Under its current ownership 10.5 years capacity for 66 children | Very spacious premises and superbly presented throughout | Highly profitable with fee income for 2023 of £511,410 with an EBITDA of £114,077

Asking Price

£450,000

Ref. 50817

Leasehold

### 27. Purpose Built Day Nursery

South London

Turnover: £561,125

Registered for for 100+ children | Fee income 31.05.2023 - £561,125 | potential to increase turnover over to £700,000+ with up to £200,000 EBITDA | Established 10 years | Purpose-built and very well presented throughout

Asking Price

£550,000

Ref. 50064

Leasehold

### 28. Day Nursery

West London

Turnover: £283,855

\*\* CASH BUYERS ONLY DUE TO BREAK CLAUSE IN THE LICENCE \*\* | Capacity for 40 children, pack away setting | Income year end Sept 2021 circa £283,000. Healthy EBITDA | Situated in a densely populated area

Asking Price

£230,000

Ref. 46603

Leasehold







### 01. Day Nursery

Bristol

**Turnover: £85,292**

Well established independently owned children's day nursery registered for 25 children I Fee Income £85,000 per year I Located in the highly desirable location in a convenient and accessible area I Excellent reputation, viewing highly recommended

Asking Price

**£135,000**

Ref. 49481

Leasehold

### 02. Day Nursery

Bristol

**Turnover: £403,137**

Highly respected nursery registered for 50 children with planning permission in place to extend to 60 children I Turnover YE Jan 2023 £403,137, EBITDA £119,582 I Outstanding period property, Ofsted rating 'Good' I Good sized car park with an outstanding outdoor play areas

Asking Price

**£699,950**

Ref. 49382

Freehold

### 03. Day Nursery

Cornwall

**Turnover: £371,408**

Well established family owned children's day nursery registered for 52 children I Fee Income £371,408 per annum (y/e 31.08.21) with an EBITDA of £107k I Located in the highly desirable town of Wadebridge in a convenient and accessible setting location I Excellent reputation, viewing highly recommended

Asking Price

**£450,000**

Ref. 48855

Leasehold

### 04. Daycare Centre

Cornwall

**Turnover: £158,811**

Well established family owned children's daycare centre registered for 42 children I Located in the highly desirable location in a convenient and accessible area. I Been run by the current vendors since 2007. I Turnover £158,811 y/e March 2021 I Excellent reputation, viewing highly recommended

Asking Price

**£350,000**

Ref. 49087

Freehold



### 05. Purpose Built Day Nursery

Devon

**Turnover: £762,466**

Established by the current owners approx. 10 years ago I Fee income for YE April 2022 of £762,466 with an EBITDA of £188,569 I Stunning Purpose-built building with self-contained classrooms I Capacity for in excess 90 children & rated 'Good' by Ofsted

Asking Price

**£1,400,000**

Ref. 50222

Freehold

### 06. Day Nursery

Devon

**Turnover: £148,761**

Childcare setting with Substantial freehold on large plot I Day Nursery, Breakfast Club, After School Club and Holiday Club I Capacity of 60 children, with 'Good ' Ofsted Rating I Turnover YE March 2023 £148,761

Asking Price

**£750,000**

Ref. 50572

Freehold

### 07. Group of 4 Breakfast & After School Clubs

Dorset

**Turnover: £340,231**

A group of 4 highly desirable group of breakfast and after school clubs with a combined registration of 147 children I Turnover for 2023 £340k & EBITDA £78k I Excellent location within school grounds, excellent scope to expand

Asking Price

**£190,000**

Ref. 46451

Leasehold

### 08. Group of 3 Out of School Clubs

Dorset

**Turnover: £207,449**

Established in 2001 I Turnover of £207,449 31.12.2021 with an EBITDA of £49,263 I Located within Primary, Infant and Junior Schools plus a Community Hall

Asking Price

**£100,000**

Ref. 47946

Leasehold

## 09. Outdoor Day Nursery

Dorset

Turnover: £384,521

Genuine growth potential - strong and stable staff structure in place. | Convenient and accessible location, excellent reputation. | Fully outdoors, with yurts, kitchen, toilet block and a substantial amount of fixtures, fittings and toys. | YE Turnover 2022 £384,521 EBITDA £128,662, | Access to a woodland to run forest school sessions

Asking Price

£260,000

Ref. 50365

Leasehold

## 10. Playgroup

Gloucestershire

Turnover: £147,085

Established for over 50 years and under its current ownership for 21 years. | Fees income for year end 2023 £147,085 with a net profit of £96,259 The business operates limited hours, but there is huge scope to increase. | Solid reputation with OFSTED

Asking Price

£150,000

Ref. 49918

Leasehold

## 11. Day Nursery

Somerset

Turnover: £442,806

Well established children's day nursery, capacity for 45 children | T/O YE Dec 2022 £422,806 EBITDA £115,635 | Convenient and accessible setting, presented to a high standard, management structure in place | S/C 2 bed flat, after school Club and Holiday Club Potential, rated 'Good' by Ofsted.

Asking Price

£755,000

Ref. 47731

Freehold

## 12. Day Nursery

Somerset

Turnover: £211,459

Fee income for year end August 2023 of £211,459 & EBITDA £61,846 | Rated 'Outstanding' in all areas by Ofsted | Leasehold with a new 12-year lease | Places for 24 with an 80 to 90% occupancy

Asking Price

£155,000

Ref. 49911

Leasehold

## 13. Day Nursery

South West

Turnover: £136,406

Freehold pre school nursery located in the South West of England | Fee income Y/E March 2021 £136,406 with an EBITDA £39,139 | Available with substantial freehold, major car park and play areas in a semi rural setting, option of small holding freehold or leasehold plus animal stock

Asking Price

£420,000

Ref. 44845

Freehold

## 14. Project Sage: Independent School

South West

Turnover: £643,000

School currently registered for 20+ - The owners choose to run a lower capacity although there is demand to run at full capacity | The school is rated as "Good" by Ofsted | Leasehold opportunity with new 7 year lease that starts from September 2023 | Forecast Turnover of £643k for year ending 2023 with adjusted EBITDA of £271k

Asking Price

£1,400,000

Ref. 49852

Leasehold

## 15. Project Gabe: Independent Preparatory School & Day Nursery

South West

Turnover: £898,565

Substantial freehold property | Capacity for 246 children with 76 places for birth to five years of age | Capacity to extend buildings to provide further facilities to increase age range | Turnover of £898k for August 2022

Asking Price

Bids Invited

Ref. 49982

Freehold

## 16. Project Halo: Children's Home

South West

Turnover: £1,125,715

Two freehold 4-bedroom properties with capacity for 4 young girls each | Two further freehold properties with huge scope | Both homes registered by Ofsted and rated 'Good' | Projected turnover of £1.9m for year end March 2024 with an Adjusted EBITDA of £517k |

Asking Price

Bids Invited

Ref. 50416

Freehold Leasehold



## 17. Group of 2 Holiday Activity Camps

South West

Turnover: £319,239

Leasehold holiday activity clubs operating from two exclusive locations with a very strong reputation. I The camps are open, but not restricted to, children from the age of 3 through to 15. I Fee income for YE Sep 2022 of £319,239. I Early viewing highly recommended

Asking Price

£400,000

Ref. 50511

Leasehold

## 18. School Sports Coaching Franchise

South West

Turnover: £470,911

Sports coaching franchise in the South West of England. I Large database of regular clients within the Academia Sector. I Turnover YE August 2023 £470,911 with a Reconstituted net report of £60,270 for the same period. I Genuine growth potential for any new owner looking for a rewarding business

Asking Price

£200,000

Ref. 50554

Re-Locatable

## 19. Day Nursery

South West

Turnover: £355,952

Well established family owned leasehold children's day nursery I Capacity for 60 children. I Fee Income £356,000 per annum (y/e 31.07.23) with an EBITDA of £74,000 for the same period. I Excellent reputation, viewing highly recommended

Asking Price

£250,000

Ref. 50606

Leasehold

## 20. Day Nursery

South West

Turnover: £456,611

Purpose built and very well-appointed Leasehold setting. I Well-established privately-owned children's day nursery capacity for 50 children. I Ofsted rating 'Good' I Fee Income £407,562 per annum (y/e 31.03.22) with an EBITDA of £58,299 for the same period. I

Asking Price

£230,000

Ref. 50532

Leasehold

## 21. Day Nursery & Indoor Soft Play

Wiltshire

Turnover: £446,626

2 well-established and adjoining complementary businesses I Nursery capacity for 60 children - Soft Play 130 including parents/guardians I Combined T/O YE 2022/2023 £457,818 EBITDA £164,112 I Ofsted rating 'Good' Jan 2024 I Secure out door play areas, ideal location, viewing recommended to fully appreciate the opportunity

Asking Price

£299,000

Ref. 49924

Leasehold

## 22. Project Ginger: Group of 2 Day Nurseries

Wiltshire

Turnover: £377,000

One purpose built freehold and one leasehold property I Current combined capacity for a total of 90+ children plus further places for after school I Both settings rated 'Good' in their latest Ofsted inspection I Turnover of £377k for year end March 2022 with an adjusted EBITDA of £73k

Asking Price

Bids Invited

Ref. 50382

Freehold/Leasehold



● ● ●  
**01. Day Nursery**

Derbyshire

**Turnover: £343,641**

Substantial property & grounds (c. 9,956 sq ft) with opportunity to develop part of the site | Cur Reg: 54. Expandable to 104 (add 2,772 sq ft Subject to Planning and EYFS) | Long established quality nursery, superbly presented throughout to an exceptionally high standard. | Fully managed with limited operational input from owner | Unrivalled reputation with regular 5 star google reviews gained over many years. | EBITDA £213,837 (Feb 23 – Jan 24)

Asking Price

**£1,150,000**

Ref. 43893

Freehold

**02. Day Nursery**

Derbyshire

**Turnover: £303,041**

Delightful Detached Children's Day Nursery (Registered 50) | Prominent and accessible main road position, excellent reputation | Substantial purpose built property, superbly presented | Turnover of £303,041 for year end November 2022

Asking Price

**£199,000**

Ref. 48961

Leasehold

**03. Day Nursery**

Derbyshire

**Turnover: £268,392**

Well established family-owned children's day nursery capacity for 36 children. | Turnover of £390k for y/e Nov 2021 | Rated 'Outstanding' by OFSTED. | Excellent reputation, viewing highly recommended

Asking Price

**£470,000**

Ref. 50435

Freehold

**04. Day Nursery**

Derbyshire

**Turnover: £617,862**

Freehold Children's Day Nursery (Capacity for 140) | Convenient and accessible setting, 'Good' OFSTED rating, truly enviable reputation | Operated with experienced management team, substantial property, viewing highly recommended | Fee Income £617,862 per annum (y/e 31.12.23) generating an impressive EBITDA of £304,930

Asking Price

**£2,000,000**

Ref. 50829

Freehold





## 05. Day Nursery

East Midlands

Turnover: £475,102

Current capacity for 50 children | Fee Income £417,855 per annum (y/e 31.03.22) | Prominent and accessible main road position, excellent reputation | Substantial valuable property, superbly presented, retirement sale, viewing recommended

Asking Price

£1,750,000

Ref. 50201

Freehold

## 06. Day Nursery

East Midlands

Turnover: £752,743

Charming Children's Day Nursery | Capacity for 160 Children, Turnover Year End March 2023 £752,743 | OFSTED rating 'Good' with an excellent reputation | Car parking and large well equipped outdoor play area

Asking Price

£400,000

Ref. 50625

Leasehold

## 07. Day Nursery

East Midlands

Turnover: £288,570

Charming Children's Day Nursery (Registered 86 children) | Convenient and accessible setting, "Good" OFSTED rating | Purpose built detached ground floor lock up, East Midlands | Turnover of £227k for y/e May 2022

Asking Price

£750,000

Ref. 49700

Freehold

## 08. Independent Schools & Childrens Homes

East Midlands

Turnover: £1,291,513

Respected Independent Schools and childrens homes | Turnover of £1,291,513 for y/e Feb 2022 | Convenient and accessible settings, East Midlands substantial properties in generous grounds, excellently presented | Two freehold properties and one leasehold

Asking Price

£1,750,000

Ref. 49983

Freehold/Leasehold



## 09. Day Nursery

Leicestershire

Turnover: £94,199

Charming term time only day nursery registered for 50 children | Fee income £68,588 for y/e July 2022 | Convenient and accessible position, Leicester. | Well presented throughout, viewing highly recommended

Asking Price

£55,000

Ref. 49381

Leasehold

## 10. Day Nursery

Leicestershire

Turnover: £265,769

Capacity for 62 children with potential to expand | Prominent and accessible residential setting | Fee Income £265,769 per annum, new lease available | Substantial property, viewing recommended

Asking Price

£175,000

Ref. 50212

Leasehold

## 11. Day Nursery

Leicestershire

Turnover: £663,929

Substantial freehold property, with a capacity for 65 children | T/O YE March 2023 £663,929 EBITDA £277,232 | Rated 'Good' by Ofsted | Convenient and accessible setting, operated with management team |

Asking Price

£1,900,000

Ref. 50273

Freehold

## 12. Day Nursery

Leicestershire

Turnover: £155,000

Charming children's day nursery, capacity for 35 children | Turnover of £155,000 for y/e 31.03.2023 | Good Ofsted rating & run under management | Leasehold opportunity

Asking Price

£100,000

Ref. 50332

Leasehold



**13. Day Nursery**

Leicestershire

**Turnover: £201,493**

Delightful Children's Day Nursery (Registered for 44) Potential to extend STPP. Good Ofsted | Fee income YE April 2023 £253,650 per annum EBITDA excluding some head office costs £123,250 (before rent) | Operated under management | Superbly appointed, substantial property, retirement sale, viewing recommended

Asking Price

**Freehold £950,000**  
**Leasehold £250,000**

Ref. 47742

Freehold/Leasehold

**14. Day Nursery**

Lincolnshire

**Turnover: £304,087**

Charming Children's Day Nursery (Registered 50 children) | Unique and accessible setting, "Good" OFSTED rating | Turnover of £304,087 for y/e January 2023 | Historically healthy occupancy levels, rare opportunity, viewing highly recommended

Asking Price

**£550,000**

Ref. 49933

Freehold

**15. Day Nursery**

Lincolnshire

**Turnover: £116,536**

\*\* Recently Reduced \*\* | Charming Children's Day Nursery with "Good" OFSTED rating (Registered 20) | Fee Income £116,536 per annum (31/08/21) generating healthy profits | Well presented throughout, spacious outdoor area, viewing highly recommended |

Asking Price

**£255,000**

Ref. 49075

Freehold

**16. Day Nursery**

Lincolnshire

**Turnover: £266,204**

Delightful Children's Day Nursery (Registered 33) with "Good" OFSTED rating | Highly desirable and accessible setting, excellent reputation, retirement sale | Fee Income £233,555 year end 31 May 2022 | Superbly presented, substantial property, retirement sale

Asking Price

**£625,000**

Ref. 49409

Freehold

**17. Day Nursery**

Northamptonshire

**Turnover: £228,826**

Delightful Children's Day Nursery (Capacity 27) with "Good" OFSTED rating | Highly desirable and accessible setting, excellent reputation | Fee Income £225,626 (y/e 30.06.22) EBITDA £70k after rent, £85k Freehold | Superbly presented, new lease available

Asking Price

**Freehold £450,000**  
**Leasehold £230,000**

Ref. 50271

Freehold/Leasehold

**18. Day Nursery**

Nottinghamshire

**Turnover:**

Freehold detached children's day nursery | Capacity in excess of 60 children | Prominent and accessible setting, operated with management team | Established for over 20 years

Asking Price

**£750,000**

Ref. 50731

Freehold

**19. Project Iris: Group of 2 Day Nurseries**

Nottinghamshire

**Turnover: £741,812**

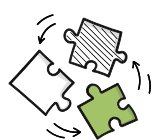
2 Freehold nurseries both rated Good by Ofsted | Combined capacity for 100 children | Great growth potential due to high demand of childcare in the area | Combined turnover of £741k for year end May 2022 with an adjusted EBITDA of £301k

Asking Price

**Bids Invited**

Ref. 49953

Freehold



● ● ●  
**01. Day Nursery**

Birmingham

**Turnover:** £173,022

Charming leasehold term time only children's day nursery, capacity for 30 children | The business is managed by manager with full and part time staff the owner helps to oversee the business. | Truly enviable reputation, ideal for 1st time buyer, viewing recommended | Fee income circa £173,022 per annum (y/e 05.04.23), low overheads |

Asking Price

**£150,000**

Ref. 50878

Leasehold

**02. Business Opportunity**

Dudley

**Turnover:** Not Applicable

Fantastic potential, D1 permission | Ideal for a first time buyer, freehold option | Convenient and accessible location, Dudley, West Midlands | Densely populated residential area surrounding, high demand in the area

Asking Price

**£250,000**

Ref. 50590

Freehold

**03. Day Nursery**

Herefordshire

**Turnover:** £288,160

Capacity for 40 children with "Good" OFSTED rating | Fee Income £288,160 per annum (y/e 31/12/22), strong profits, excellent reputation | Substantial semi detached property, viewing highly recommended

Asking Price

**Freehold £625,000  
Leasehold £240,000**

Ref. 50233

Freehold/Leasehold

**04. Play Centre**

Staffordshire

**Turnover:** £453,826

Well established and impressive children's indoor activity centre | Turnover £453,826 (y/e 31.03.23) | Prominent and accessible trading position, excellent reputation | Superbly presented throughout, 120 covers, car park

Asking Price

**£115,000**

Ref. 47319

Leasehold



**05. Day Nursey**

Staffordshire

**Turnover: £383,817**

Charming Children's Day Nursery with "Good" OFSTED rating | Registered for 45, with the potential to increase | Convenient and accessible setting, presented to a high standard throughout. | Substantial detached freehold property, retirement sale, viewing highly recommended | Fee Income £383,817 per annum (y/e 31.01.23), strong profits, excellent reputation

Asking Price

**£1,250,000**

Ref. 50836

Freehold

**06. Day Nursery**

Staffordshire

**Turnover: £474,474**

Delightful Family Owned Children's Day Nursery with popular Out of School/ Holiday Club | Capacity for 57 & rated as "Good" by Ofsted | Fee Income £474,474 per annum (y/e 31.10.22) with an EBITDA of £91,000 freehold or £62,000 leasehold | Options to purchase; Leasehold £200,000 or Freehold £525,000

Asking Price

**Freehold £525,000  
Leasehold £200,000**

Ref. 47898

Freehold/Leasehold

**07. Day Nursery**

Staffordshire

**Turnover: £136,474**

Delightful Day Nursery (Registered 80 children) Long Lease | Convenient and desirable setting, operated with experienced management team | Fee Income £136,474 per annum (y/e 28.02.23) | Truly enviable reputation, superbly presented

Asking Price

**£200,000**

Ref. 48430

Leasehold

**08. Day Nursery**

Staffordshire

**Turnover: £202,030**

Charming children's day nursery, with a combined registration of 98 children. | T/O £202,030 for year end 2023, EBITDA £48,470 including new rent of £25k | Convenient and accessible position, 'Good' OFSTED rating, excellent reputation | Well-presented throughout, great opportunity

Asking Price

**Freehold £440,000  
Leasehold £120,000**

Ref. 49359

Leasehold

**09. Project Diego: Group of 2 Children's Nurseries**

Staffordshire

**Turnover: £607,256**

Combined capacity for 87 children with huge scope to increase further | Rated "Good" by OFSTED | Run under management with limited owner input | Turnover of £607k for year ending 2022 with adjusted EBITDA of £258k

Asking Price

**£1,000,000**

Ref. 50182

Leasehold

**10. Day Nursery**

Warwickshire

**Turnover: £488,146**

Capacity for 54 children with an "Outstanding" OFSTED rating | Convenient and accessible setting, located next to a school | Fee Income £488,146 per annum (y/e 31.03.22) | Excellent reputation, well presented throughout, viewing recommended

Asking Price

**£249,950**

Ref. 50246

Leasehold

**11. Day Nursery**

Warwickshire

**Turnover: £509,939**

Capacity for 53 children aged 0-5 years, Ofsted rating of 'Good' | Fee Income £509,939 per annum (y/e 31.07.23) | Robust organisational structure, with an experienced management team supported by well-qualified and experienced early years practitioners.

Asking Price

**Freehold £950,000  
Leasehold £400,000**

Ref. 50286

Freehold/Leasehold

**12. Day Nursery**

West Midlands

**Turnover: £178,852**

Delightful Day Nursery, reg for 50 Children, term time only (by owner choice) | Fee Income £178,852 per annum (y/e 31.05.23) | Rated 'Good' by Ofsted October 2022 | Historically healthy occupancy levels, well presented, viewing highly recommended

Asking Price

**£100,000**

Ref. 49492

Leasehold



**13. Day Nursery**

West Midlands

**Turnover: £242,632**

Delightful Children's Day Nursery, registered for 49 children | Convenient and accessible setting, well appointed throughout | Fee Income £242,632 per annum (y/e 31-3-23), EBITDA £29,684 (after rent) genuine growth potential | Ofsted 2023 'Good', Excellent reputation, retirement sale | Freehold option £850,000

Asking Price

**£185,000**

Ref. 49767

Leasehold

**14. Day Nursery**

West Midlands

**Turnover: £548,330**

Delightful Children's Day Nursery with "Good" OFSTED rating (Registered 64) | Sought after, affluent convenient and accessible setting, West Midlands, well appointed throughout | Fee Income £548,330 per annum (y/e 31-8-22), genuine growth potential | Operated with experienced team, excellent reputation, retirement sale

Asking Price

**£350,000**

Ref. 50088

Leasehold

**15. Former Day Nursery**

West Midlands

**Turnover: £79,488**

Charming Children's Day Nursery ( Previously Registered 24 children) potential to be 72 | Unique and accessible setting, West Midlands | Income 2023 - £79,489 per annum, well presented throughout | Great opportunity, viewing highly recommended

Asking Price

**£30,000**

Ref. 50089

Leasehold

**16. Day Nursery**

West Midlands

**Turnover: £471,206**

Charming Children's Day Nursery Capacity for 90 Children | Fee Income £471,206 per annum (28/02/23) EBITDA £88,298 | Rating 'Good' by Ofsted, prominent and accessible setting | operated with management team

Asking Price

**£875,000**

Ref. 50497

Freehold

**17. Day Nursery**

West Midlands

**Turnover: £151,884**

Delightful detached Freehold children's day nursery | Capacity for 54 children in a convenient and accessible location, excellent reputation | Well appointed throughout, highly recommended | Fee income £151,844 per annum (y/e 31.05.22), genuine growth potential, term time only

Asking Price

**Bids Invited**

Ref. 50658

Freehold

**18. Day Nursery**

West Midlands

**Turnover: £310,648**

Delightful Leasehold Children's Day Nursery | Convenient and accessible setting, operated with management team | Ofsted "Outstanding" Presented to a high standard, substantial modernised property, viewing recommended | Fee Income £310,648 per annum (y/e 31.08.22), West Midlands

Asking Price

**£225,000**

Ref. 50695

Leasehold

**19. Day Nursery**

West Midlands

**Turnover: £373,456**

Well established, long standing reputation | Virtual Freehold held on a 999 year land lease | Capacity for 50 children | Densely populated residential area, substantial modern property | Fee Income £373,456 per annum (y/e 28.02.23), with an EBITDA of £85,000 | Operated with experienced management team |

Asking Price

**£470,000**

Ref. 50696

Freehold

**20. Day Nursery**

West Midlands

**Turnover: £324,414**

Freehold, substantial property | Capacity for 67 children, with potential to increase by utilising existing space | Fee income £324,414 per annum (y/e 30-6-22) | Operated under management, located on a main route through a densely populated residential area |

Asking Price

**£1,500,000**

Ref. 50751

Freehold



## 21. Day Nursery

West Midlands

Turnover: £684,869

Charming Detached Freehold Children's Day Nursery (Capacity 60), I Turnover YE Jan 2024 £684,869 EBITDA £215K. (excluding rent) Ofsted Jan 2024 'Good' I Convenient and accessible setting, operated with experienced team of staff I Excellent reputation, superbly presented, retirement sale, viewing highly recommended I Freehold and Leasehold option I

Asking Price

£1,400,000

Ref. 50788

Freehold

## 22. Day Nursery

West Midlands

Turnover: £88,255

Charming Detached Children's Day Nursery (Registered 48) I Prominent and accessible high street location, operated with management team I Genuine future growth potential I Substantial property, viewing recommended

Asking Price

£100,000

Ref. 48473

Leasehold

## 23. Pre School

West Midlands

Turnover: £174,611

Registered for 40 children, aged 2-5 I Owner run and managed I Close to transport links I Turnover £174,611 year end March 2021

Asking Price

£350,000

Ref. 48879

Leasehold

## 24. Project C: Day Nursery

West Midlands

Turnover: 986417

Well established Children's Day Nursery, current capacity for 124 children across the nursery and OSC I T/O YE March 2023 £986,417 EBITDA £562,759, strong management team in place I Prime location, easy access, well equipped outdoor play areas I 1 Freehold property and 1 Leasehold property. Leasehold option available on the Freehold property with £28k pa rent

Asking Price

£2,700,000

Ref. 49691

Freehold/Leasehold



## 25. Day Nursery

West Midlands

Turnover: £177,747

Charming well established Freehold Children's Day Nursery, West Midlands I Convenient and accessible setting, operated with experienced team of staff and capacity for 26 children I Excellent reputation, superbly presented, retirement sale, viewing highly recommended I Fee Income £177,447 per annum generating an EBITDA of £73,000+

Asking Price

£499,950

Ref. 50630

Freehold

## 26. Day Nursery

West Midlands

Turnover: £274,278

Impressive Detached Day Nursery (Capacity for 42 children) I Highly desirable and affluent setting, truly enviable reputation, Ofsted "Outstanding" I Fee income annualised £274,278 (y/e 2023), & estimated figures for 2024 £302,401, operated under management I Superbly appointed, spacious outdoor play area, large car park, retirement sale

Asking Price

£170,000

Ref. 50678

Leasehold

## 27. Day Nursery

West Midlands

Turnover: £258,207

Well Established Leasehold purpose-built Detached Children's Day Nursery (Capacity 52) I Convenient and accessible setting, operated with team. I West Midlands, prime easy access location I Excellent reputation, superbly presented, retirement sale, viewing highly recommended

Asking Price

£275,000

Ref. 50707

Leasehold

## 28. Day Nursery

Worcestershire

Turnover: £75,309

Charming detached day nursery registered for 35 children I Fee income £75,309 per annum (ye/ 31.03.23) EBITDA £36,883 I Good Ofsted and valuable freehold property I Well presented throughout, viewing recommended

Asking Price

£425,000

Ref. 47065

Freehold



### 29. Activity Centre

Worcestershire

Turnover: £121,648

Well established and impressive children's indoor activity centre and party rooms | Turnover of £121, 648 y/e 31.12.22 with an adjusted EBITDA of £65,249 & (before covid) Turnover of £367,730 y/e 31.12.19 with an adjusted EBITDA of £118,614 | Prominent and accessible trading position, excellent reputation | Superbly presented throughout, 200 covers, car parking

Asking Price

£399,995

Ref. 47218

Leasehold

### 30. Day Nursery

Worcestershire

Turnover: £289,860

Charming Detached Children's Day Nursery (Registered 36) | Wonderful setting, operated with management team | Fee Income £289,860 | Excellent reputation, substantial property, retirement sale, viewing recommended

Asking Price

£249,950

Ref. 48375

Leasehold



## 01. Project Tropic: Independent SEN School

East of England

Turnover: £122,4561

Purpose-built Freehold two-storey property with on-site education facility. I Registered for six residential placements (Social Care). Registered for ten places in school (These Include the social care placements). Capacity overall for 10 school students I Established for over 30 years I Turnover of £1.2m for year end March 2023 with an adjusted EBITDA of £567k

Asking Price

**£2,650,000**

Ref. 50574

Freehold

## 02. Project Siena: Independent School

East of England

Turnover: £1,200,000

Independent, co-educational day and boarding school I Current capacity for 250 children from 2 – 16 years of age I Substantial freehold mostly purpose-built property I Turnover of £1.2m for year end August 2022

Asking Price

**£4,000,000**

Ref. 50372

Freehold

## 03. Children's Indoor Play Centre

East of England

Turnover: £34,8610

Leasehold Children's Play Centre and café I Max capacity 84 children on play frame with the Café capacity 72 I Income £370,000 per annum and increasing with High net profit margins I Well-presented facilities throughout with a two storey play frame presented in excellent condition

Asking Price

**£425,000**

Ref. 50573

Leasehold

## 04. Children's Day Nurseries with Attached Alternative Provision

Norfolk

Turnover: £425,774

Multi-Award Winning business. I Four sites - First established 10 years ago I Turnover 30.04.2023 £425,744 with and EBITDA of £82,000 I Manager run with a team of qualified staff. I Limited competition

Asking Price

**£375,000**

Ref. 47676

Leasehold

## 05. Day Nursery

Norfolk

Turnover: £253,297

Impressive day nursery registered for 40 children I T/O YE October 2022 £253,297 I Superbly presented throughout, stunning rear garden. I Highly visible property, town centre location, rated 'Good' by Ofsted

Asking Price

**£440,000**

Ref. 47593

Freehold

## 06. Montessori School

Norfolk

Turnover: £111,525

Traditional Montessori School with a capacity for 26 children I Operating from a village hall in conjunction with the parish council I Limited competition locally, Ofsted rated 'Good' I Income of £111,525 for y/e March 2023 and an adj. EBITDA of £27,662

Asking Price

**£45,000**

Ref. 50318

Leasehold





### 01. Indoor/Outdoor Play Centre, Petting Zoo & Café

Bishop Auckland

Turnover: £360,000

Well established and profitable leasehold business | Exceptional and well maintained fixtures and fittings throughout | Attractive outside space including a petting zoo with the potential of adding a private nursery with the necessary permissions | Turnover YE 2022 £360,000

Asking Price

£399,950

Ref. 50641

Leasehold

### 02. Day Nursery

Cleveland

Turnover:

Children's Day Nursery operating from ground floor of a large detached Victorian property | Separate modern building to the rear, convenient and accessible setting | Spacious & versatile building with fantastic potential could accommodate 100+ children with planning permission | Established since 2000, large car park, rare opportunity, viewing highly recommended

Asking Price

£425,000

Ref. 48294

Freehold

### 03. Day Nursery

Durham

Turnover: £401,574

Well established privately owned children's day nursery registered for 44 children | Fee Income £401,574 per annum (y/e 30.04.23) | Located in Durham in a convenient and accessible setting location | Excellent reputation, viewing highly recommended

Asking Price

£160,000

Ref. 50036

Leasehold

### 04. Project Teddy: Group of 3 Day Nurseries

North East

Turnover: £1,424,098

A group of three charming leasehold day nurseries | Combined capacity for 207 with potential to further expand | Income of £1,424,098 for the year ending August 2022

Asking Price

£700,000

Ref. 47394

Leasehold



## Chapter VII North



05. Project Parker: Childcare Group

North East

Turnover: £919,000

A group of four childcare settings and an after-school club | The group has a combined capacity for 355 children aged between birth and 11 years of age | The 5 properties are all freehold and are included within the sale | Combined Turnover YE May 2022 £919k with an adjusted EBITDA of £231k for the year end 31st May 2022

Asking Price

**Bids Invited**

Ref. 49103

Freehold

06. Day Nursery

North East

Turnover: £141,441

Charming Children's Day Nursery (Registered 30 day children and 30 after school club ) | Convenient and accessible setting, "Good " OFSTED rating with outstanding outside space | Fee Income £141,441 per annum (y/e 31.03.22) | Operated with an experienced management team, excellent reputation, well presented

Asking Price

**£150,000**

Ref. 49443

Leasehold

07. Day Nursery

North East

Turnover: £242,235

Charming Freehold Detached Children's Day Nursery | Desirable residential area, truly enviable reputation, historically high occupancy levels with the Capacity for 24 children | Presented to a high standard throughout, well resourced, with Ofsted rating 'Good' | Fee Income £242,235 per annum (y/e 05.04.23) generating an impressive EBITDA of ?119,188 |

Asking Price

**£525,000**

Ref. 50703

Freehold

08. Project Kayo: Group of 6 Day Nurseries

North of England

Turnover: £5,944,338

5 freehold properties and 1 freehold property on a 150-year land lease | Combined Turnover of £5.9m for year end August 2023 with an adjusted EBITDA of £1.7m | 2 settings rated 'Outstanding' and 4 rated 'Good' by Ofsted | Strong experienced management team at each setting

Asking Price

**Bids Invited**

Ref. 50347

Freehold





### 01. Day Nursery

Cheshire

Turnover: £512,457

Registered for 96 children with the potential to increase | Fee Income £512,457 per annum y/e 31/03/23 EBITDA £99,171 before rent | Convenient and accessible position | Freehold option also available

Asking Price

£400,000

Ref. 49488

Freehold

### 02. Day Nursery

Cheshire

Turnover: £328,291

Day nursery registered for 45 children, rated 'Good' by Ofsted | T/O YE December 2022 £328,291 EBITDA £84,220 | Operated under management, convenient and accessible residential setting, truly enviable reputation | Superbly presented throughout, viewing highly recommended

Asking Price

£195,000

Ref. 50038

Leasehold

### 03. Day Nursery

Cheshire

Turnover: £345,741

Attractive children's day nursery, well established | Annual fee income of £345,742 (30.06.22) with an EBITDA of £54,841. | Capacity for 60 children, excellently northwest location | Management run

Asking Price

£250,000

Ref. 50096

Leasehold

### 04. Day Nursery

Cheshire

Turnover: £373,011

Charming Children's Day Nursery (Capacity 54 children) | Highly desirable and accessible setting, "Good" OFSTED rating, truly enviable reputation | Fee Income project £430,000 (y/e 31.08.23) generating an EBITDA of circa £130,000 | Operated with management team, well presented throughout, retirement sale, viewing highly recommended

Asking Price

£330,000

Ref. 50430

Leasehold



### 05. Day Nursery

Cumbria

Turnover: £79,509

Charming Children's Day Nursery with popular Out of School Provision | Convenient and accessible setting, excellent reputation | Fee Income £79,509 per annum, (y/e 31.03.22) EBITDA £38,590 | Historically high occupancy levels, neatly presented, viewing recommended |

Asking Price

£45,000

Ref. 49801

Leasehold

### 06. Pre School

Cumbria

Turnover: £92,393

Charming term time only Pre-School for children from 2-5 years | Registered for 20 children), highly desirable and affluent village setting, high occupancy levels | Fee Income £92,393 per annum (y/e 31.08.22), truly enviable reputation | 'Good' OFSTED rating, Well resourced, ideal 1st time buyer, viewing highly recommended

Asking Price

£65,000

Ref. 49997

Leasehold

### 07. Project Orabelle: Day Nursery

Cumbria

Turnover: £138,668

Turnover of £138,668 for the year ending 31st August 2020 with an adjusted EBITDA of £40,621. | Adjoining residential dwelling included | Capacity of 87 places | Awarded Ofsted "Good" rating in consecutive inspections

Asking Price

£695,000

Ref. 47264

Freehold

### 08. Day Nursery

Greater Manchester

Turnover: £793,822

Impressive Children's Day Nursery (Registered for 79 children) Opportunity to expand to approx. 94 | Prominent and highly desirable setting, operated with experienced management team | T/O YE Aug 2023 £793,822 EBITDA £95,080 | Excellent reputation, superbly presented throughout, viewing highly recommended

Asking Price

£195,000

Ref. 49428

Leasehold





### 09. Day Nursery

Greater Manchester

Turnover: £240,000

Newly established family owned children's day nursery | Capacity for 38 children | Fee Income £240k per annum (y/e 2023) | Operated with experienced team | Excellent reputation, viewing highly recommended

Asking Price

£90,000

Ref. 50535

Leasehold

### 10. Former Day Nursery

Greater Manchester

Turnover: Not Applicable

Former Day Nursery Opportunity (capacity for in excess of 100 children) | Prominent main road position, densely populated area, car park | Versatile and spacious accommodation extending across 3 floors, car park | New negotiable lease available, rare opportunity, viewing highly recommended

Asking Price

£10,000

Ref. 50661

Leasehold

### 11. Day Nursery

Greater Manchester

Turnover: £366,042

Charming Day Nursery, Capacity for c.50 children. with Out of School Club not currently trading | Convenient position within a densely populated residential area | T/O £366,042 (y/e 31.03.23) EBITDA £81,458 | Owned building on leased land, ground rent of £900 per annum. | Excellent reputation, Good OFSTED rating, well presented, viewing recommended

Asking Price

£149,950

Ref. 50753

Leasehold

### 12. Day Nursery

Greater Manchester

Turnover: £419,416

Well established Children's Day Nursery (Registered 42) | Convenient and unique setting, operated with management team | Fee Income £419,416 per annum (y/e 31.12.22) generating an EBITDA of £169,767 | High occupancy levels, well presented, retirement sale, viewing recommended

Asking Price

£295,000

Ref. 49649

Leasehold



### 13. Former Independent Prep School/Day Nursery

Greater Manchester

Turnover: Not Applicable

Substantial Former Independent Prep School/ Children's Day Nursery | Occupying a prominent and accessible town centre location | Spacious and versatile children's accommodation location across two floors | Good size, potential 80 plus capacity. secure outdoor areas, new 10-15 year lease available, rare opportunity, nil premium

Asking Price

£5,000

Ref. 50045

Leasehold

### 14. Day Nursery

Lancashire

Turnover: £322,952

Delightful detached children's day nursery, capacity for 45+ children | Fee income £322,952 per annum (y/e 31.03.23), | Peaceful yet accessible setting, operated under management | Lovey Freehold setting with spacious our door play area

Asking Price

£400,000

Ref. 45661

Freehold

### 15. Day Nursery

Lancashire

Turnover: £37,140

Term Time only Pre-School (Registered 32 children) | Convenient and accessible setting, well presented | Fee Income £37,140 per annum (y/e 30.04.22) genuine growth potential | Rated as "good" by OFSTED, healthy occupancy levels, ideal 1st time buyer

Asking Price

£55,000

Ref. 48021

Leasehold

### 16. Day Nursery

Lancashire

Turnover: £228,361

Charming Detached Children's Day Nursery (Registered 60) with a fantastic outdoor nursery | Prominent and accessible setting, operated with management team, excellent reputation | Advised Fee Income £228,361 per annum (y/e 31.03.22) | Spacious 3-bedroom owner's accommodation, car park, viewing highly recommended

Asking Price

£400,000

Ref. 48528

Leasehold

**17. Project Luna: Day Nursery**

Lancashire

**Turnover: £525,180**

Current capacity for 74 children which can be increased further | Rated as "Good" by OFSTED, management run staff are appropriately qualified up to QT Teacher status | Turnover of £525k for year ending May 2023 with an adjusted EBITDA of ?121k | Leasehold option £340,000 with an annual rent of £24,500

Asking Price

**£730,000**

Ref. 49398

Freehold

**18. Day Nursery**

Lancashire

**Turnover: £401,467**

Delightful Leasehold Children's Day Nursery (Capacity 49 children) | Convenient and sought after setting, "Good" OFSTED rating | Operated with experienced management team, historically high occupancy levels, viewing recommended | Fee Income £336,410 per annum (y/e 31.08.202) generating an EBITDA of £89,119

Asking Price

**£325,000**

Ref. 50783

Leasehold

**19. Day Nursery**

Lancashire

**Turnover: £295,819**

Children's Day Nursery, Capacity for in excess of 60 Children | Forecast YE June 2024 £295,819 EBITDA £93,901 | Ofsted rating 'Good' Experienced management team in place | Close distance to main commuter route, well-resourced, secure outdoor areas

Asking Price

**£200,000**

Ref. 50870

Leasehold

**20. Day Nursery**

Lancashire

**Turnover: £306,697**

Manager run leasehold day nursery | Capacity for 41 Children aged 0-5yrs | Ofsted rating 'Good' | YE 31/01/23 Turnover £306,000

Asking Price

**Bids Invited**

Ref. 50905

Leasehold

**21. Day Nursery**

Lancashire

**Turnover: £443,541**

Delightful Children's Day Nursery (Registered 85 children) | Convenient and accessible setting, "Good" OFSTED rating, excellent reputation | Advised Fee Income circa £450,000 per annum, fantastic growth potential | Operated with management team, substantial freehold property, viewing highly recommended

Asking Price

**Bids Invited**

Ref. 50926

Freehold

**22. Day Nursery**

Lancashire

**Turnover: £327,794**

Delightful Day Nursery, capacity for 50 children with potential to expand to c.70 subject to STPP | Desirable and accessible setting, substantial detached property, retirement sale | Fee Income £327,794 per annum YE2022 operated under management EBITDA £68,861 | Terrific growth potential, excellent reputation, well presented, viewing recommended

Asking Price

**£550,000**

Ref. 47720

Freehold

**23. Day Nursery**

Lancashire

**Turnover: £443,035**

Delightful Detached Children's Day Nursery with "Good" OFSTED rating (Capacity 60) | No restrictions in terms of ages | Prominent and accessible setting, operated with experienced management team | Fee Income £443,035 per annum (31/10/22) generating an EBITDA of £161,049 | Substantial property, present family owner over 30 years, retirement sale, viewing recommended

Asking Price

**£640,000**

Ref. 48941

Freehold

**24. Day Nursery**

Lancashire

**Turnover: £361,320**

Delightful Children's Day Nursery (Registered 72) with "Good" OFSTED rating | Convenient and accessible setting, excellent reputation, healthy occupancy levels | Fee Income £404,117 for Nov 2023, EBITDA £111,359 (operated with experienced management team) | Superbly presented throughout, substantial detached property, viewing highly recommended

Asking Price

**£200,000**

Ref. 49525

Leasehold

**25. Day Nursery**

Lancashire

**Turnover: £315,452**

“Good” OFSTED rating & registered for 70+ places | Fee Income £315,452 per annum (31/03/23) with an EBITDA of £104,353 | Substantial freehold property, superbly presented, genuine scope for growth - New 10/15 FRI lease to be granted for the leasehold option

Asking Price

**Freehold £650,000**  
**Leasehold £240,000**

Ref. 49613

Freehold/Leasehold

**26. Day Nursery**

Lancashire

**Turnover: £548,300**

Charming Detached Freehold Children’s Day Nursery (Registered 59) | Convenient and accessible residential setting, truly enviable reputation, historically high occupancy levels | Fee Income £548,300 per annum (y/e 31.10.22) EBITDA of £159,834 | Presented to a high standard throughout, retirement sale, leasehold option considered

Asking Price

**£895,000**

Ref. 50100

Freehold/Leasehold

**27. Day Nursery**

Lancashire

**Turnover: £101,337**

Current capacity for 20 children | Sought after village setting, operated with management team | Fee Income £107,444 per annum (y/e 31.03.23), EBITDA £37,355 | Excellent reputation, historically high occupancy, ideal 1st time buyer, viewing recommended

Asking Price

**£80,000**

Ref. 50206

Leasehold

**28. Day Nursery**

Lancashire

**Turnover: £587,688**

Capacity for 100 children | Desirable and convenient setting, immaculately refurbished throughout | Turnover YE April 2023 £587,688 EBITDA £163,020, | Truly enviable reputation, substantial property, rare opportunity, viewing highly recommended

Asking Price

**£800,000**

Ref. 50307

Leasehold

**29. Day Nursery**

Lancashire

**Turnover: £509,470**

Capacity for 95 children | Turnover Y/E May 2022 £587,414 | ‘Good’ Ofsted rating | Scope to increase profitability

Asking Price

**£260,000**

Ref. 50503

Leasehold

**30. Day Nursery**

Lancashire

**Turnover: £750,000**

Exceptional Freehold Children’s Day Nursery | Capacity for 65 Children | Forecast Fee Income circa £750,000 per annum, operated with a robust management team | Immaculately appointed throughout, extensively resourced, substantial superbly restored period property

Asking Price

**£1,550,000**

Ref. 50609

Freehold

**31. Day Nursery**

Lancashire

**Turnover: £509,470**

Capacity for 95 children | Turnover Y/E May 2023 £509,470, EBITDA £116k | ‘Good’ Ofsted | Scope to increase profitability

Asking Price

**£510,000**

Ref. 50637

Freehold

**32. Day Nursery**

Lancashire

**Turnover: £279,588**

Delightful Detached Children’s Day Nursery with “Outstanding” OFSTED rating (Capacity 49) | Sought after and accessible setting, truly enviable reputation | Fee Income £280k per annum (y/e 31.01.23) generating an EBITDA of £100k+ | Substantial property, superbly presented throughout, extensive outdoor area, viewing recommended

Asking Price

**Freehold £550,000**  
**Leasehold £200,000**

Ref. 49173

Freehold/Leasehold





### 33. Day Nursery

Lancashire

Turnover: £253,796

Charming Children's Day Nursery with a current capacity for 54 children with a separate spacious home | Desirable semi rural village location, truly enviable reputation, historically high occupancy levels | Fee Income Fees £253,796 per annum (y/e 30.06.22), operated with experienced management team, | Well presented throughout, 4 bedroom family dwelling | Retirement sale

Asking Price

**Bids Invited  
Guide Price of £800,000**

Ref. 50198

Freehold

### 34. Day Nursery

Lancashire

Turnover: £252,275

Charming Leasehold Children's Day Nursery with "Good" OFSTED rating | Capacity for 43 children, convenient and accessible residential area, excellent reputation | Fee Income £252,275 per annum (y/e 05.04.23), EBITDA £79,576 | Historically high occupancy levels, well presented, viewing highly recommended

Asking Price

**£150,000**

Ref. 50456

Leasehold

### 35. Closed Day Nursery

Liverpool

Turnover: Not Applicable

Closed Substantial Children's Day Nursery (Capacity 170 places) | Highly desirable and accessible residential setting, extensive grounds | Unusually spacious and well appointed nursery accommodation | Secure car park, rare opportunity, viewing a must!

Asking Price

**Offers Over £1,100,000**

Ref. 50313

Freehold

### 36. Closed Day Nursery

Liverpool

Turnover: Not Applicable

Closed Substantial Children's Day Nursery (Capacity 170 places) | Highly desirable and accessible residential setting, extensive grounds | Unusually spacious and well appointed nursery accommodation | Secure car park, rare opportunity, viewing a must!

Asking Price

**Offers Over £1,100,000**

Ref. 50754

Freehold



### 37. Day Nursery

Merseyside

Turnover: £604,552

Delightful Children's Day Nursery with a capacity for 70 children | "Good" OFSTED rating | Fee Income £604,552 per annum (y/e 30.04.23) generating an EBITDA of £72,129 | Operated with an experienced management team, superbly presented, retirement sale

Asking Price

**£295,000**

Ref. 50110

Leasehold

### 38. Day Nursery & After School/Holiday Club

North West

Turnover: £250,945

Children's Day Nursery with popular out of school provision | Convenient and accessible residential setting, "Good" OFSTED rating | Fee Income £250,000 per annum (y/e 31.01.22) EBITDA £72,472 | Day Nursery & after school club | Run under management

Asking Price

**£280,000**

Ref. 47617

Leasehold

### 39. Independent School

North West

Turnover: £422,393

Highly Respected Independent School (Registered for 90 pupils from 7-18 years of age) | Convenient and accessible setting, substantial period property in generous grounds | Fee Income £422,393 per annum (y/e 2022) EBITDA £164,417 (y/e 2022) | Truly enviable reputation, terrific growth potential, retirement sale, viewing recommended

Asking Price

**£500,000**

Ref. 48153

Leasehold

### 40. Project Pearl: Group of 2 Day Nurseries

North West

Turnover: £1,052,682

Two freehold nurseries, Operating capacity for 200+ children | Combined Turnover Year End August 2023 £1,052,682 with adjusted EBITDA of £264,687 for the same period | Substantial detached properties, highly qualified management team and staff | Both settings are rated 'Good' by Ofsted, established for over 40 years.

Asking Price

**Bids Invited**

Ref. 49590

Freehold

**41. Day Nursery**

North West

**Turnover: £374,869**

Charming Children's Day Nursery with "Good" OFSTED rating (Registered 62) | Convenient and accessible setting, operated with management team | Fee Income £374,869 per annum (y/e 31.06.22) terrific growth potential | Substantial renovated period property, superbly presented, throughout, retirement sale, viewing recommended

Asking Price

**£695,000**

Ref. 49615

Freehold

**42. Project 22: Day Nursery & After School Club**

North West

**Turnover: £519,270**

Combined capacity for 64 children | Both settings are rated "Good" via Ofsted | The nursery is being offered with a brand new 15 year lease at an initial rent of £50k & operates from a substantial detached property | Year end March 2023 - Turnover of £520k with an adjusted EBITDA of £136k with £50k rent deducted

Asking Price

**£440,000**

Ref. 49647

Leasehold

**43. Project Milly: Day Nursery & Out Of School Club**

North West

**Turnover: £534,209**

Exceptional freehold children's day nursery with "Outstanding" OFSTED rating | Turnover of £539,544 for year ending July 2023 with adjusted EBITDA of £173,718 | Capacity for 68 children, highly qualified management team and staff | Desirable and affluent semi-rural setting | Impressive and well-resourced outdoor areas, private car parking

Asking Price

**£1,000,000**

Ref. 49799

Freehold

**44. Day Nursery**

North West

**Turnover: £114,115**

Charming Children's Day Nursery (Registered for 35 children) | Sought after and accessible setting, "Good" OFSTED rating | Fee Income £114,115 per annum (y/e 29.07.21), genuine growth potential | Excellent reputation, historically healthy occupancy, retirement sale, viewing recommended

Asking Price

**£85,000**

Ref. 49837

Leasehold

**45. Project Carpathia: Independent Preparatory School & Nursery**

North West

**Turnover: £962,485**

Highly respected Independent Preparatory School & Children's Day Nursery | Operating capacity for circa 300 pupils within the school and 52 children in the nursery | Income of £1,035,529 for year ending August 2022 | Valuable freehold property with substantial grounds allow for further expansion

Asking Price

**Bids Invited**

Ref. 49866

Freehold

**46. Day Nursery**

North West

**Turnover: £369,738**

Impressive Purpose-Built Children's Day Nursery (Registered for 100 plus children) | Convenient and accessible setting, operated with experienced management team | Fee Income £369,738 per annum (y/e 31.08.22) generating an EBITDA of circa £111,600 | Fantastic growth potential, truly enviable reputation, immaculately presented throughout, highly recommended

Asking Price

**£425,000**

Ref. 50094

Leasehold

**47. Project Serendipity: Day Nursery**

North West

**Turnover: £406,647**

Freehold 70 place nursery with a Good Ofsted rating | Run under Management | Turnover of £407k for year end January 2023 with an adjusted EBITDA of £69k | Turnover of £371k for year end January 2022 with an adjusted EBITDA of £90k

Asking Price

**£725,000**

Ref. 50325

Freehold

**48. Day Nursery**

North West

**Turnover: £154,980**

Well-established Nursery with "Good" OFSTED rating (Registered 84) | The convenient and accessible residential setting, neatly presented throughout | Fee Income £227,845 per annum (y/e 31.03.22) & £154,980 (flood within setting so part not in use, hence lower income) per annum (y/e 31.03.23) | Substantial single-storey detached property, car park, viewing highly recommended

Asking Price

**£95,000**

Ref. 50338

Leasehold



### 49. Day Nursery

North West

Turnover: £267,199

Charming Freehold Children's Day Nursery with "Good" OFSTED rating I (Capacity for 69), convenient and accessible residential area, excellent reputation. I Fee Income £267,199 per annum (y/e 31/03/22) I Historically high occupancy levels, well presented, viewing highly recommended

Asking Price

£600,000

Ref. 50477

Freehold

### 50. Day Nursery

North West

Turnover: £202,761

Charming Leasehold Children's Day Nursery I Capacity for 40+ children I OFSTED rating "Good" with an excellent reputation I Fee Income for 2023 in excess of £200,000

Asking Price

£170,000

Ref. 50634

Leasehold

### 51. Day Nursery

North West

Turnover: £146,776

Charming Freehold Children's Day Nursery (capacity for 22 children) I Convenient and accessible residential setting, rated as "Good" by OFSTED I Fee Income £178,875 per annum (y/e 31.01.22), EBITDA £57,883, genuine growth potential I Excellent reputation, historically healthy occupancy, presented to a high standard throughout

Asking Price

£325,000

Ref. 50646

Freehold

### 52. Day Nursery

North West

Turnover: £197,949

Well established Leasehold children's day nursery I Convenient and accessible location, secure outdoor play area with the Capacity for 26 children I Well presented, throughout, healthy occupancy levels, viewing highly recommended I Fee income £197,949 per annum (y/e 31.10.22), operated under management

Asking Price

Freehold £260,000  
Leasehold £75,000

Ref. 50671

Freehold/Leasehold



### 53. Day Nursery

North West

Turnover: £449,074

Charming Detached Freehold Children's Day Nursery (Capacity 48 children) I Densely populated residential area, Outstanding OFSTED rating, truly enviable reputation I Modern property, presented to a high standard, viewing highly recommended I Fee Income £449,074 per annum (y/e 31.08.22) generating an EBITDA of £88,626 I

Asking Price

£500,000

Ref. 50746

Freehold

### 54. Project Ceres: Group of Day Nurseries

North West

Turnover: £1,480,000

Group of day nurseries all rated 'Good' by Ofsted I Combined operating capacity for in excess of 200 children, Substantial leasehold settings I Long-serving and settled team of qualified childcare practitioners, Turnover of £1.48m for year ending 2023 with an adjusted EBITDA of £478k I Historically high and consistent occupancy levels

Asking Price

Bids Invited

Ref. 50771

Leasehold

### 55. Sports Club & Education Programmes

North West - relocatable

Turnover: £111,896

Well established sport clubs and education programs I Opportunities to grow the business I Contracted work with local authorities I Primary school aged children, term time and holiday activities

Asking Price

£149,950

Ref. 50665

Leasehold





**01. Day Nursery**

East Yorkshire

**Turnover: £150,107**

Charming Detached Children' Day Nursery with "good" OFSTED rating | Convenient and accessible setting, extensive grounds approaching 1.4 acres | Fee Income £150,107 per annum (y/e 31.03.20) generating an EBITDA of £84,740 | Terrific growth potential, 2 bedroom accommodation, retirement sale., viewing recommended

Asking Price

**£750,000**

Ref. 49510

Freehold

**02. Pre School**

North Yorkshire

**Turnover: £114,434**

Charming Term Time Pre-School for children aged 2-5 years (Capacity 26 children) | Prominent and convenient setting, truly enviable reputation, genuine growth potential | Fee Income £114,434 per annum (y/e 31.03.23), with and EBITDA of £34,279. | Well presented throughout, large garden, ideal first time buyer, viewing highly recommended

Asking Price

**£60,000**

Ref. 48676

Leasehold

**03. Day Nursery**

North Yorkshire

**Turnover: £527,435**

Delightful Day Nursery with popular out of school provision (Registered 60 children) | Convenient and accessible setting, "Good" OFSTED rating | Fee Income £527,435 per annum (y/e 31.05.22) experienced management team | Truly enviable reputation, superbly presented, substantial property, highly recommended

Asking Price

**£570,000**

Ref. 47644

Freehold

**04. Day Nursery**

North Yorkshire

**Turnover: £248,988**

Delightful family-owned Children's Day Nursery with possible Leasehold option available | Convenient and accessible setting, 'Good' OFSTED rating, excellent reputation (Capacity 44 children) | Substantial former church property, retirement sale, viewing highly recommended. | Fee Income £248,988 per annum EBITDA £62,168 (y/e 31.03.23)

Asking Price

**£450,000**

Ref. 50805

Freehold

**05. Day Nursery**

South Yorkshire

**Turnover: £298,795**

Charming Family Owned Children's Day Nursery (Registered 42) | Convenient and accessible residential setting, operated with management team | Fee Income £298,795 per annum (y/e 31.08.23) terrific growth potential | Good OFSTED rating, well presented, retirement sale, viewing recommended

Asking Price

**£99,000**

Ref. 49667

Leasehold

**06. Day Nursery**

West Yorkshire

**Turnover: £309,333**

Charming Children's Day Nursery with 'Good' OFSTED rating (Capacity for 37 children) | Prominent and accessible setting, well presented throughout | Fee Income £309,333 per annum (y/e 31.03.23), generating an EBITDA of £107,406 | Excellent reputation, historically high occupancy, viewing highly recommended

Asking Price

**£270,000**

Ref. 49960

Leasehold

**07. Project Spa: Day Nursery**

West Yorkshire

**Turnover: £935,976**

Freehold nursery with a current capacity for 110 children plus afterschool | Turnover of £936k for year end May 2022 with an adjusted EBIDTA of £229k | Rated 'Good' by Ofsted & established for over 25 years | Manager has been in place since inception

Asking Price

**£2,250,000**

Ref. 50213

Freehold

**08. Project Fergus: Group of 4 Day Nurseries**

West Yorkshire

**Turnover: £2,200,000**

Group of 4 Children's Day Nurseries in West Yorkshire, Combined capacity for approx 220 children | Rated 'Good' and 'Outstanding' by Ofsted. Long Established | Robust and experienced management team in all settings | Turnover of £2.2m for the year ending December 2022 with adjusted EBITDA of £552k

Asking Price

**£2,000,000**

Ref. 50616

Leasehold

**09. Day Nursery**

West Yorkshire

**Turnover: £92,711**

Children's Day Nursery with "Good" OFSTED rating (Registered 66 children) | Convenient and accessible setting, substantial former church building | Fee Income £92,711 per annum (y/e 30.09.2021), terrific growth potential | Excellent reputation, well presented throughout, viewing recommended

Asking Price

**Offers Over £350,000**

Ref. 47564

Freehold

**10. Day Nursery**

West Yorkshire

**Turnover: £224,576**

Charming Detached Freehold Day Nursery (Registered 23 children) with potential to expand. | Convenient and accessible, secure outdoor play areas, retirement sale | Fee Income £224,576 per annum (y/e 31.12.22) EBITDA £71,832 Operated under management | Excellent reputation, rated Good by Ofsted, substantial well presented property, viewing highly recommended

Asking Price

**£499,950**

Ref. 47784

Freehold

**11. Project Maisie: Group of 3 Day Nurseries + 1 Out of School Club**

Yorkshire

**Turnover: £2,236,848**

Long established and highly reputable group of three children's nurseries and 1 out-of-school club | Combined capacity for a total of 277 children within the nurseries and a separate leasehold out of school club with a current capacity for 50 children | Turnover of £2.2m for the year ending March 2023 with adjusted EBITDA of £360k | All 3 nurseries are freehold and are included within the sale |

Asking Price

**Bids Invited**

Ref. 49764

Freehold

**12. Project Qantas: Group of 4 Children's Homes**

Yorkshire

**Turnover: £2,961,453**

Group of 4 Award-Winning Children Homes in Yorkshire | Sale includes the four freehold properties | Turnover of £2.96m with an adjusted EBITDA of £976k for y/e March 2023 | The most recent Ofsted inspections achieved an overall rating of 'Good'

Asking Price

**£4,999,999**

Ref. 49824

Freehold

### 13. Day Nursery

Yorkshire

Turnover: £291,273

Charming Children's Day Nursery with "Good" OFSTED rating. Registered 62 children | Convenient and accessible setting, operated with experienced team of staff | Fee Income £291,273 per annum (y/e 30-6-22) terrific growth potential | Substantial property, well presented, viewing recommended

Asking Price

£160,000

Ref. 49994

Leasehold

### 14. Day Nursery

Yorkshire

Turnover: £409,243

Delightful Children's Day Nursery, Yorkshire | Convenient and accessible setting, operated with management team | Fee Income £409,243 per annum (y/e 31.08.23). | Presented to a high standard, substantial modernised property, viewing recommended

Asking Price

£400,000

Ref. 50072

Leasehold

### 15. Day Nursery

Yorkshire

Turnover: £271,362

Delightful Children's Day Nursery with "Good" OFSTED rating (Registered 30) | Well appointed throughout, purpose built | Fee Income £271,362 per annum (y/e 31/3/22), genuine growth potential | Operated with experienced management team, excellent reputation, retirement sale

Asking Price

£225,000

Ref. 50083

Leasehold

### 16. Day Nursery

Yorkshire

Turnover: £483,758

Well established family owned children's day nursery, capacity for 44 children | Fee Income £486k per annum (y/e 2023), operated with experienced team | Convenient and accessible setting | Excellent reputation, viewing highly recommended

Asking Price

£225,000

Ref. 50350

Leasehold

### 17. Day Nursery

Yorkshire

Turnover: £155,478

Charming children's day nursery, registered for 33 children | T/O £155,478 per annum & EBITDA £49,529 (y/e 31.03.2023) | Convenient and accessible position, good OFSTED rating, excellent reputation | well presented throughout, Freehold sale

Asking Price

£320,000

Ref. 49354

Freehold

### 18. Day Nursery

Yorkshire & The Humber

Turnover: £606,531

Exceptional Day Nursery with "Outstanding" OFSTED rating | Registered for in excess of 76 children, convenient and accessible position, truly enviable reputation, high occupancy levels | Fee Income £606,545 per annum (y/e 31.03.23), EBITDA £88,545 experienced management team | Immaculately presented, well resourced outdoor areas, car park, retirement sale

Asking Price

£590,000

Ref. 48186

Freehold





### 01. Day Nursery

Aberdeenshire

Turnover: £554,630

Well established nursery with a capacity for 87 children with qualified management team in place | Turnover YE September 2022 £554,630 | EBITDA £220,000 for the freehold / EBITDA £160,000 for the leasehold. | Large detached properties and outdoor areas

Asking Price

**£1,200,000**

Ref. 39517

Freehold Leasehold

### 02. Out of School Club & Term Time Pre School

Aberdeenshire

Turnover: £56,974

Well established Out of School Club & Term Time Pre-School | Operate at 35 children, convenient & accessible setting, good occupancy levels | Excellent reputation, ideal 1st time buyer, viewing highly recommended | 4 bedroom house attached to purpose built nursery included

Asking Price

**£435,000**

Ref. 49340

Freehold

### 03. Day Nursery

Angus

Turnover: £227,328

Exceptional children's day nursery, (registered for 75) with an after school club with a capacity of 24 | Fee income y/e June 2022 - £227,328 | Well established by experienced childcare operator open 6+ years ago | Immaculately presented with an extensive garden area

Asking Price

**Bids Invited**

Ref. 49733

Leasehold

### 04. Day Nursery

Dumfries & Galloway

Turnover: £485,679

Delightful Children's Day Nursery with a capacity for 70 Children | Fee Income £485,679 (30.09.2021) with an EBITDA £159,000, Project income Sept 2022 circa - £530,000 | Strong management and organisation structure in place, supported by experienced and well qualified team | Holds the highest inspection grades for the Location, Retirement sale

Asking Price

**£600,000**

Ref. 41787

Leasehold



**Chapter X**  
Scotland



## 05. Soft Indoor Play Centre

Edinburgh

Turnover: £497,993

Unique Ancient Egyptian themed Soft Indoor Play Centre | Well established business (since 2005) | Exceptional fixtures and fittings throughout | Multi Award Winning

Asking Price

£480,000

Ref. 49984

Leasehold

## 06. Day Nursery

Edinburgh

Turnover: £133,295

Leasehold Children's Day Nursery (Capacity 19) | Convenient and accessible setting, well presented throughout | Spacious ground floor nursery accommodation, excellent reputation, viewing recommended | Fee Income £133,295 per annum (31/12/22) ideally suit first time buyer

Asking Price

£39,950

Ref. 50812

Leasehold

## 07. Group fo 2 Day Nurseries

Edinburgh

Turnover: £857,633

Two nursery settings, well established family owned both within a short distance of each other, combined registered for 100+ Children | Fee Income £857,633 per annum (y/e 2022) with an EBITDA of £264,000 | Recently refurbished with an investment in the region £40,000 in the last few years | Convenient and accessible area | Excellent reputation, viewing highly recommended

Asking Price

£800,000

Ref. 49435

Leasehold

## 08. Day Nursey

North East Scotland

Turnover: £322,013

Long established leasehold nursery | Capacity for 30 children | Care Inspectorate Inspection Report Good (3) | Very good | Turnover £322,013 (31.03.2023) NET PROFIT £62,322

Asking Price

£139,950

Ref. 50837

Leasehold



## 09. Project Pepper: Children's Home

Scotland

Turnover: £536,464

Multi award-winning children's home in Scotland registered for 6 children up to the age of 18 | Annual Turnover for Y.E 2023 £536,464 with and EBITDA of £237,944 | Rated "Very Good" by Care Inspectorate Scotland | Opportunity to extend at the rear of the property | Current Bricks & Mortar valuation of approx. £400,000

Asking Price

£950,000

Ref. 49416

Freehold

## 10. Project Mabel: Group of 2 Day Nurseries over 3 properties

Scotland

Turnover: £1,902,986

Group of 2 nurseries over 3 freehold properties | Combined capacity for a total of 200+ children | Settings are all within a close proximity of each other | Combined Turnover of £1.9M for the year end 31/07/23 with adjusted EBITDA of £485K for the same period

Asking Price

£2,150,000

Ref. 49641

Freehold

## 11. Project Axis: Group of 2 Day Nureries

Scotland

Turnover: £955,722

Group of 2 leasehold settings in Scotland | Combined capacity for a total of 101 children | Waiting lists at both settings | Turnover of £900k for year end 2022 with adjusted EBITDA of £415k

Asking Price

£1,250,000

Ref. 49885

Leasehold

## 12. Project Jet: Day Nursery with Expansion Opportunity

Scotland

Turnover: £285,000

Includes 2 Freehold properties | Development opportunity to increase capacity to 100+ building on the already successful Nursery | Rated as "Very Good" by Care Inspectorate | Turnover of £285k for year ending 2022 and adjusted EBITDA of £105k, Turnover of £312k for year ending 2021 and adjusted EBITDA of £144k

Asking Price

£1,700,000

Ref. 49902

Freehold

### 13. Project Star: Group of 4 Day Nurseries

Scotland

Turnover: £1,461,991

Four impressive settings available on a leasehold basis | Combined capacity for 200+ children | Combined turnover of £1.25m for year ending 2021 with an adjusted EBITDA of £320k (after new rent) | All settings are located within close proximity of each other

Asking Price

£1,300,000

Ref. 49981

Leasehold

### 14. Day Nursery

Scotland

Turnover: £404,753

Manager run children's day nursery | Capacity for 59 children from 3 months to 5 years of age | Income Y/E May 2023 £404,753 with a EBITDA of £35,207 for same period | Leasehold 10 /15 year lease, £20,000pa rent. | Forestry area with toilet facilities. Retirement sale. Care inspectorate 'Good'

Asking Price

£140,000

Ref. 50423

Leasehold

### 15. Project Thor: Day Nursery

Scotland

Turnover: £543,642

Current capacity for 63 children | Turnover of £579K for year end March 2023 with an adjusted EBITDA of £127K | Established for over 20 years | Management run, secure outdoor play areas

Asking Price

Bids Invited

Ref. 50441

Leasehold

### 16. Project Peak: Group of 2 Day Nurseries

Scotland

Turnover: £972,575

2 Substantial freehold properties with enclosed garden areas. | Combined capacity for 119 children | Both settings hold a rating of 4 for all CI categories | Forecast (10+2) Turnover of £1.17m for year end November 2023 with an adjusted EBITDA of £401k

Asking Price

£2,000,000

Ref. 50653

Freehold

### 17. Day Nursery

Scotland

Turnover: £393,870

Well-maintained children's day nursery in Scotland on a freehold basis | Fee Income year end July 2023 of £393,870. with an EBITDA of £113,000 | Capacity in excess of 50 children between 3 months to 5-years-old | Care Inspectorate rating of 'Very Good'

Asking Price

£630,000

Ref. 47855

Freehold

### 18. Project Rub: Group of 2 Day Nurseries

Scotland

Turnover: £1,197,975

\*\*\* Freehold or Leasehold Options \*\*\* | Two freehold childcare settings | Combined capacity in excess of 120 children between the age of 3 months and 5 years | Turnover - £1,197,975 (31.07.2023) with an EBITDA of £275k | Leasehold EBITDA £220k after rent with a new FRI to be granted

Asking Price

£1,500,000

Ref. 48631

Freehold Leasehold

### 19. Group of 6 Day Nurseries

Scotland

Turnover: £1,801,293

The group can be purchased to include 2 Freeholds or can be bought as a full leasehold opportunity | The combined capacity for over 250 children | Turnover 31.10.2022 - £1,801,293 with an EBITDA £540,000 or if leasehold after rent £450,000k | Established over 20 years ago with a fantastic reputation | All six settings are run under management

Asking Price

£2,400,000

Ref. 50274

Freehold Leasehold

### 20. Indoor Play Centre Play Centre & Cafe

Scotland

Turnover: £966,872

Well established and profitable business | Turnover YE August 2022 £966,872 EBITDA £368,758 | Exceptional and well maintained fixtures and fittings throughout | Ideal location, viewing is an absolute must to fully appreciate

Asking Price

Bids Invited

Ref. 50342

Leasehold



### 21. Project Diamond: 3 Day Nurseries

Scotland

Turnover: £2,725,091

3 substantial Freehold nurseries with a combined property value of circa £4m | Combined capacity for 370 children with ample opportunity in place to further expand | Can be sold individually | All three settings rated Good by the Scottish Care Inspectorate | Combined turnover of £2.7m for the year end October 2023 with an adjusted EBITDA of £595k for the same period

Asking Price

£4,500,000

Ref. 50740

Freehold

### 22. Day Nursery

West of Scotland

Turnover: £284,434

Freehold Day Nursery (Registered 77 children) | Convenient and accessible setting, 'Good' Care Inspectorate rating | Turnover of £284,434 for y/e June 2022 | Operated with an experienced management team, excellent reputation, well presented

Asking Price

£475,000

Ref. 49780

Freehold



**01. Day Nursery**

Flintshire

**Turnover: £464,775**

Charming day nursery with a capacity for 49 children | Fee income of £464,775 per annum (y/e 31.12.23) genuine growth potential | Convenient and accessible position, excellent reputation | Freehold option available | Well presented throughout, retirement sale, viewing highly recommended

Asking Price

**£149,950**

Ref. 47049

Leasehold

**02. Day Nursery**

Glamorgan

**Turnover: £603,252**

Well established, registered for 40 children | Fee Income £603,252 per annum (y/e 31.08.22) | Located in the highly desirable area with good transport links. | Excellent reputation, well equipped out door play area, viewing highly recommended

Asking Price

**Bids Invited**

Ref. 50781

Leasehold

**03. Day Nursery**

Monmouthshire

**Turnover: £476,975**

Established since 2015 with an enviable local reputation and high occupancy levels | Turnover £477k for year end Oct 2022 with an adjusted EBITDA of £128k | Substantial premises and outdoor activity areas with artificial grass | Expansion potential to double the nursery size

Asking Price

**£350,000**

Ref. 48391

Leasehold

**04. Day Nursery**

Pembrokeshire

**Turnover: £260,869**

Day nursery with a capacity for 38 children | Turnover for YE April 2022 £260,869 with an adjusted EBITDA of £126,505 | Highly sought after, residential area, CSSIW Rating "Exceptional" | Planning permission previously granted for 3 houses

Asking Price

**£240,000**

Ref. 43465

Freehold

**05. Day Nursery**

Powys

**Turnover: £254,521**

\*\*\* Price Reduced \*\*\*\* | Well established family owned leasehold children's day nursery | Capacity for 32 children | Operated under management with a team of highly qualified staff | Fee Income £254,521 per annum (y/e 2023) with an EBITDA of £45,594

Asking Price

**£100,000**

Ref. 50491

Leasehold

**06. Project Alma: Group of 7 Day Nurseries**

South Wales

**Turnover: £3,100,000**

6 well maintained freehold buildings in prime locations and one leasehold are included within the sale | Combined capacity for a total of 500+ children | Long established and highly reputable group of childcare settings | Combined turnover of £3.65m for year ending 2022 with an adjusted EBITDA of £717k

Asking Price

**£7,000,000**

Ref. 49702

Freehold

**07. Day Nursery**

South Wales

**Turnover: £242,402**

Income for year end Jan 2023 of £242,402 | Good CIW reputation and registered for 55 children per day | Fantastic purposely renovated Victorian premises in an ideal commuter link setting | Superb outdoor play areas, with a separate coach house which could expand the setting further with two additional floors

Asking Price

**£50,000**

Ref. 50010

Leasehold

**08. Day Nursery**

South Wales

**Turnover: £286,375**

Well established Leasehold family-owned children's day nursery | Capacity for 46 children with the setting offering a holiday club | Fee income of £286k for year end 2023 Excellent reputation, viewing highly recommended

Asking Price

**£150,000**

Ref. 50547

Leasehold

**09. Day Nursery & Out of School Club**

South Wales

**Turnover: £188,832**

Owner run Leasehold children's day nursery & out of school club | Capacity for 49 children. | Convenient location in an ideal location for commuting parents. | Turnover for 2023 £188,832 & EBITDA £33,874 | Retirement sale

Asking Price

**£120,000**

Ref. 50702

Leasehold

**10. Day Nurseries**

South Wales

**Turnover: £1,289,484**

Combined income of £1,170,048 ye June 2022 | Combined capacity for 120 children | Operating at high capacities, greatly benefitting from regular recommendations | Currently run management with our client looking for early retirement

Asking Price

**£600,000**

Ref. 48632

Leasehold

**11. Day Nursery**

South West Wales

**Turnover: £337,511**

Charming Freehold children's day nursery | Capacity for 64 children. Operated under Management | T/O YE December 2022 £337,511 | Convenient and accessible setting, excellent reputation | Healthy occupancy levels, well resourced, viewing recommended

Asking Price

**£650,000**

Ref. 50627

Freehold

**12. Day Nursery**

Swansea

**Turnover: £173,664**

Established for over 20 years and under its current ownership since over 10 years | Fees income for year end 31.03.2023 of £173,664 | Registered for up to 37 places for 0 to 8 year olds | Potential to increase income and profitability through increased occupancy

Asking Price

**£260,000**

Ref. 49305

Freehold

**13. Day Nursery**

Swansea

**Turnover: £113,203**

Children's day nursery, capacity for 21 children | Fee income £113,203 per annum (y/e 30.04.22) | Well converted detached 3 floor premises. convenient, accessible setting with parking and large outdoor Play Area | Leasehold Option £70,000 - Freehold option £450,000

Asking Price

**£70,000**

Ref. 50406

Leasehold

**14. Day Nursery**

Wales

**Turnover: £262,725**

Charming Children's Day Nursery with an 'Excellent' CIW report (Registered 63) plus an additional club for 9 children | Convenient and accessible setting, presented to a high standard throughout | Fee Income £220k for year end March 2021 | Substantial setting on a school site, car park, viewing highly recommended

Asking Price

**£150,000**

Ref. 48933

Leasehold

**15. Project Garth: Children's Home**

Wales

**Turnover: £515,492**

Freehold detached Children's Home | Registered for a total of three young people from the age of 8 to 18 | Regions preferred care provider & registered with the Children's Commissioning Support Resource (CCSR) | Turnover of £515,492 for year end March 2023 with an adjusted EBITDA of £186k

Asking Price

**£1,150,000**

Ref. 50296

Freehold

**16. Day Nursery with Out of School/Holiday Club**

Wales

**Turnover: £646,844**

Delightful Leasehold children's day nursery with out of school club | Capacity for 42 children in one setting and the Capacity for 48 children in the other setting | Fee Income £646,844 per annum (y/e 31.03.23), historically high occupancy levels | Convenient and accessible settings, excellent reputation, well presented throughout

Asking Price

**£195,000**

Ref. 50553

Leasehold



### 17. Project Comet: Day Nursery

Wales

Turnover: £439,299

Freehold day nursery | Current capacity for 36 children from six weeks to six years with potential to expand further | Close to local schools | Turnover of £439k for year end March 2023 with an adjusted EBITDA of £155k

Asking Price

**Bids Invited**

Ref. 50677

Freehold





## 01. After School Club

County Antrim

Turnover: £132,673

Thriving Children's After School Club occupying convenient & accessible position within County Antrim | Excellent reputation, historically high occupancy levels | Advised Fee Income circa £132,000 (y/e 31.03.20) | Well-presented premises, rare opportunity, viewing highly recommended - VEHICLES INCLUDED

Asking Price

£98,000

Ref. 47891

Leasehold

## 02. Project Theodore: Day Nursery & After School Club

Northern Ireland

Turnover: £741,182

Day Nursery and After School Club in Northern Ireland | Turnover of £741k for year ended June 2022 with adjusted EBITDA of £199k | Combined capacity for 79 children | Includes one freehold and one leasehold property

Asking Price

Bids Invited  
Guide Price £1,200,000

Ref. 49806

Freehold

## 03. Project Holly: Group of 3 Childcare Centres

Northern Ireland

Turnover: £1,580,000

Combined capacity for a total of 247 children | Fully management run with minimal owner input - Ideal for a remote owner | Turnover YE April 2023 £1,599,090 with an adjusted EBITDA of £220k for the same period | Well equipment extensive our door play areas

Asking Price

£880,000

Ref. 50013

Leasehold

## 04. Project Lotus: Day Nursery

Northern Ireland

Turnover: £711,954

Freehold Day Nursery and 2 leasehold out of school clubs | Combined capacity for 121 children (51 for the nursery) | Planning permission in place for an extension to the nursery for a further 16 children | Turnover of £711k for year end March 2023 with an adjusted EBITDA of £122k

Asking Price

£680,000

Ref. 50339

Freehold



## 05. Day Nursery

Northern Ireland

Turnover: £723,900

Impressive Freehold Children's Day Nursery (Capacity 73 children) | Well established with a convenient and sought after location, historically high occupancy levels and truly enviable reputation | Substantial property operated with experienced management team - viewing highly recommended | Fee income £723,900 (y/e 31/03/2023)

Asking Price

£1,100,000

Ref. 50759

Freehold

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