

**Village Nursery,  
194-196 Lytham Road, Blackpool**

**REF: MIS113L**

- \* **Children's Nursery**
- \* **South Shore, Blackpool**
- \* **Established Business**
- \* **Substantial Corner Property**
- \* **Registered for 47 Children**
- \* **Retirement Sale**
- \* **Includes Stamp Duty**
- \* **Viewing Recommended**



**DESCRIPTION:** Kenricks are pleased to offer this well known and popular Children's nursery for sale.

This substantial corner property has been converted and modernised by the current owners to a high standard and needs to be viewed to be fully appreciated.

The nursery is registered to accommodate 47 children aged 2-5. There is a full time Manager and Deputy Manager and a long serving team of highly qualified staff.

**Ground Floor**

Office  
Reception.  
Toddlers Area.  
Additional Toddlers Area.  
Toilet x 2.  
Storeroom.  
Laundry Area/Prep Area

**First Floor**

Open Plan Pre-School Area.  
Storeroom.  
Kitchen.  
Toilet x 3.  
Staff Toilet

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**EXTERIOR:** Play area to the front. Approved plans to extend outdoor area

**AGENTS NOTES:** The property is centrally heated and has double glazing. Air conditioning is installed. CCTV is also installed. Recent full rewire and refurbishment.

**BUSINESS:** We are informed that turnover figures are in the region of £167,000 per annum.

**TENURE:** Freehold.

**PRICE:** £246,950 – Serious Offers Considered Including Stamp Duty.

**VIEWING:** By appointment through Kenricks.

