

HAMMERSMITH

CHURCH COURT
DALLING ROAD W6 0EU



DAY NURSERY INVESTMENT
SITUATED IN AN AFFLUENT WEST LONDON SUBURB
WITH RPI LINKED REVIEWS

INVESTMENT CONSIDERATIONS

- Well-located day nursery located in an affluent west London suburb.
- Freehold – subject to subsisting leases
- Let to Alexandra Montessori Hammersmith Ltd
- Total accommodation 2,830 sq ft (262.92 sq m)
- Passing rent of £84,498 per annum exclusive (subject to review)
- 20 years from 18 August 2015, thus 9 years unexpired
- Rental deposit held plus guarantor

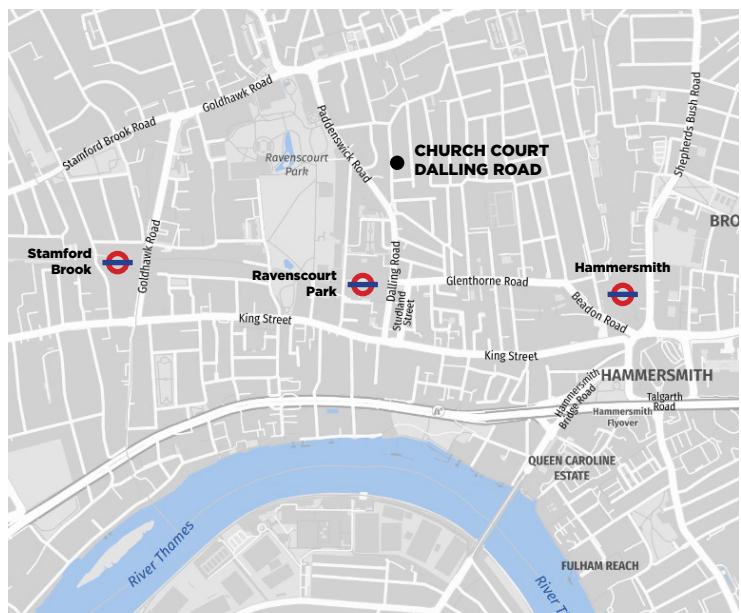


LOCATION

The property is located in the highly sought after area of Brackenbury Village, close to Ravenscourt Park. Found locally are an excellent variety of local shops, cafes, delicatessens, and restaurants such as the Daily Shot Café, Stenton Family Butchers, The Andover Arms and The Anglesea Arms. This location is close to King Street (0.4 miles) for the local amenities in Hammersmith, with Chiswick High Road (0.8 miles) nearby as well as Westfield Shopping Centre (1.0 miles). Transport links are extensive and include Ravenscourt Park station most conveniently (0.4 miles, District line), with Hammersmith station (0.7 miles, Circle, District, Piccadilly, and Hammersmith & City lines), and Goldhawk Road (0.6 miles, Hammersmith & City, Circle lines) also nearby. The M4 provides close access out of London and to Heathrow airport.

SITUATION

The property is located on the east side of Dalling Road just north of the intersection with Paddenswick Road. The immediate area is predominantly residential.



For indicative purposes only. © mapz.com - Map Data: OpenStreetMap ODbL.



DESCRIPTION

The property comprises a former church hall which was redeveloped in 2009 to provide nursery accommodation arranged over the ground and lower floors with four residential flats above.

The Gross Internal Floor Areas are:

Ground Floor	1,108 sq ft	102.92 sq m
Lower Ground Floor	1,722 sq ft	160.00 sq m
Total	2,830 sq ft	262.92 sq m

The nursery has a capacity for approx. 70 children with current operating hours from Monday to Friday, 8am to 6pm.

TENURE

Freehold. The four flats above have been sold off on long leasehold interests as follows:

Flat 1 (first floor)
250 years from and including 1 January 2023. Peppercorn rent.

Flat 2 (first floor)
250 years from and including 1 January 2023. Peppercorn rent.

Flat 3 (second & mez floor)
999 years from and including 1 January 2023. Peppercorn rent.

Flat 4 (second & mez floor)
250 years from and including 23 July 2023. Peppercorn rent.

TENANCY

The Property is let to Alexandra Montessori Hammersmith Ltd on a **20 year lease from 18 August 2015** thus having approx. 9 years remaining at a current rent of **£84,498 per annum, reflecting £29.86 per sq ft**.

The lease is **full repairing and insuring** terms and the rent is subject to **5 yearly RPI** reviews (uncapped). The 18 August 2025 review has yet to be implemented and is estimated to increase to **£116,773 per annum**.

There is a rental deposit held as security, originally equal to 6 months' rent. The current balance is £39,433 (as of Jan 2026).

TENANT

The tenant Alexandra Montessori operates three nurseries. In addition to the subject property, they have nurseries in Heston and Hounslow.

EPC

The property has an EPC rating of C a copy is available on request.

VAT

We understand the property is not elected for VAT.

ANTI-MONEY LAUNDERING

The successful bidder will be required to provide information to satisfy the AML requirements when Heads of Terms are agreed.

PROPOSAL

We are instructed to seek offers in excess of **£1,250,000** (One Million Two Hundred and Fifty Thousand Pounds), subject to contract and exclusive of VAT. An acquisition at this level would provide a net initial yield of **6.38%** after allowing for the usual purchaser's costs and a reversionary yield of **8.82%** based on the August 2025 rent review, which is yet to be implemented.



VIEWING

For further information or to make arrangements to view, please contact:

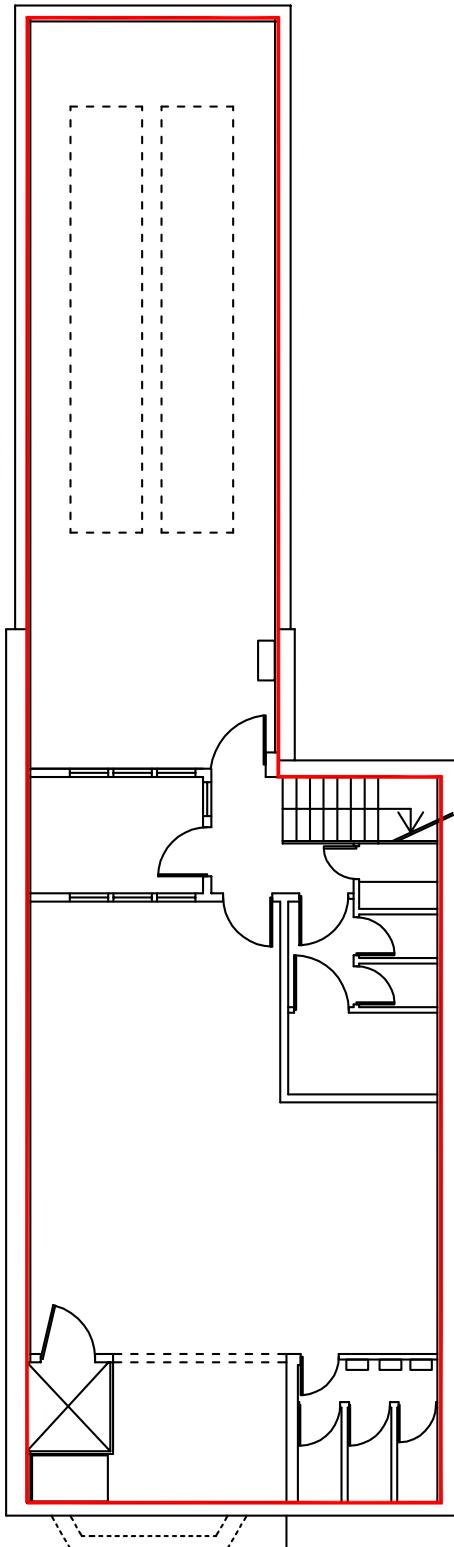
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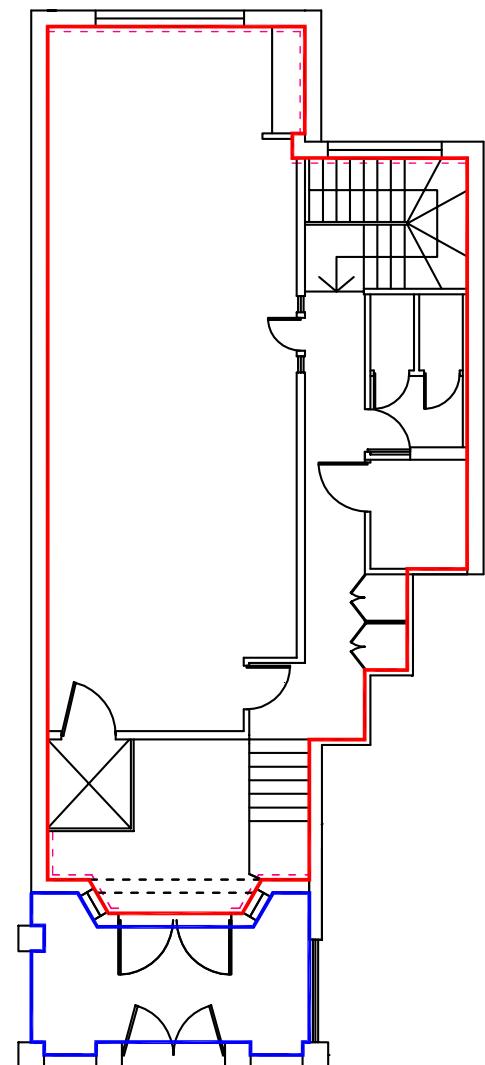
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GROUND FLOOR



BASEMENT



NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.





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