

**Hotels ♦ Guest Houses ♦ Care Homes ♦ Children's Day Nurseries****Birmingham West Midlands – Children's Day Nursery**

For sale a well established 50 place children's Day Nursery to be sold leasehold operated by the owners since 2007 from detached gas centrally heated premise with ground floor and second floor and large garden located around 5 miles east of Birmingham city centre and close to Heartlands hospital. The nurseries annual turnover is around £207,000 per annum operating from hours of 8.00am to 6.00pm Monday to Friday with the owner acting as manager and 8 other staff members. The nursery is Ofstead registered has a 5 star hygiene rating and operates with ages 0-4 years old. It is being sold Leasehold with a 20 year lease and a rent of £30,000 per annum and a price of offers £149,950

Ref: 11231**Leasehold £149,950****Handsworth Birmingham West Midlands – 60 Place Children's Day Nursery**

Opportunity to purchase a 60 Place Children's Day Nursery established in 2011 located in Handsworth Birmingham West Midlands with good Ofstead rating with facilities for children 3 months to 5 years and operated entirely under management with scope for an owner/worker to significantly improve the business certainly with the introduction of after school club and breakfast club The turnover for the last 3 years has averaged £260,000 per annum and accounts are available to any interested party. The premise is located in Handsworth Birmingham and consists of two storey building to be secured on a new 15 year lease with a rent of £24,000 per annum. Hours of trade 7.30am to 6.00pm Monday to Friday. It can be purchased together with its sister business in Oldbury.

Ref: 11243**Leasehold £99,950 – SOLD****Oldbury West Midlands – 63 Place Children's Day Nursery**

Great opportunity to purchase a modern 63 Place children's day nursery established in 2014 located in Oldbury West Midlands with good Ofstead rating with facilities for children from 3 months to 5 years and operated entirely under management with scope for an owner/worker to significantly improve the business certainly with the introduction of after school club and breakfast club. Turnover averages around £196,000 per annum and accounts are available for any interested party. The property consists of a single storey building with front large garden and plenty of parking in the road. The premise is available either Freehold or to be secured on a new 15 year lease terms negotiable with a rent of £24,000 per annum. Hours of Trade 7.30am to 6.00pm Monday to Friday. It can be purchased with its sister business in Handsworth.

Ref: 11242**Freehold £525,000 or Leasehold £75,000 – SOLD**

Yardley Birmingham – Freehold Well Established Guest House

For Sale a freehold semi detached 5 letting bedroom guest house (C1) closed at present but all ready for immediate use or convert to HMO. The gas centrally heated property which is located on a busy main road briefly comprises ground floor porch entrance hallway dining room under stairs store office private lounge kitchen utility and owners double bedroom with en suite bathroom. To the first floor landing with family room double bedroom single bedroom and shower room and to the second floor twin bedroom and single bedroom all rooms except first floor single bedroom have en suites. Outside to the front is parking space for 4 cars and to the rear garden with shed lawned garden and patio. The guest house has been established over 30 years and in the same ownership for the last 20 years. Yearly takings of around £30,000 from just Monday to Friday trade. Retirement sale.

Ref: 11195**Freehold £425,000 – SOLD****Solihull West Midlands - Freehold Detached Guest House**

Freehold detached guest house set in rural location in Solihull ideally situated for the NEC and Birmingham International Airport and just off Junction 6 of the M42 motorway. The property comprises private lounge dining room kitchen and conservatory with guest breakfast room (seating for 18) commercial kitchen and office. To the first floor 4 double bedrooms and bathroom for private use. Outside there is a front driveway for up to 8 cars a double garage rear garden with patio area and decked area and 9 Chalets providing double bedroom with en suite accommodation. The guest house is open 10 months of the year and the turnover averages around £80,000. The business has been operating for the last 12 years as a guest house and is for sale as a going concern with plenty of fixtures and fittings.

Ref: 11049**Freehold £759,950 – SOLD****Solihull West Midlands – Children's Day Nursery**

A well established 100 place children's day nursery (age range 0-4 years) for sale superbly located in Shirley Solihull and secured on a Solihull council lease. The business operates 7.30am to 6.00pm Monday to Friday from spacious detached two storey spacious property with own car park and garden. The whole premise is over 4,000sq.ft to first and second floors and secured on a 10 year lease from 2013 with a rent of £38,000 per annum. A new 10 years lease till 2033 is available with a slightly higher rent. Turnover for the year end 2020 was £284,000 and the nursery has a very good Ofsted report. The business is operated by a manager and assistant manager and at present 8 other staff members The business which is operated under management would ideally suit an owner/worker to really improve the current turnover.

Ref: 11210**Leasehold £129,950 – SOLD****Warwickshire – 10 Bedroom Freehold Detached Period Guest House**

Period Georgian 3 Storey Freehold Detached Grade II Listed Guest House (circa 1790) with many original features for sale with a turnover in the region of £80,000 per year. The property comprises 10 bedrooms (9 with en-suite facilities) and currently operating with 8 letting bedrooms and with 2 bedrooms for private use. The property has gas fired central heating throughout and briefly comprises ground floor Hallway with WC Kitchen Utility Room Lounge Dining Room (seating 16) and Double Bedroom. Stairs lead to first floor landing with store rooms and 6 Bedrooms and to the second floor 3 further Bedrooms just one without an en suite. There is a cellar to the property which has been converted to a Bedroom with en suite Bathroom including a whirlpool bath. Outside there is a Double Garage Storage Shed Lawned area and Driveway with Parking Space for up to 10 cars (two parked in the garage). The business is run by a husband and wife team who have owned the property since 2003. The premise must be viewed to be fully appreciated.

Ref: 11108**Freehold £699,950 - SOLD**

**To obtain the full particulars of any of the above businesses,
please telephone 01564 739797 and quote the appropriate reference number.
Alternatively, request the particulars from our web site at
www.hurdleyandco.co.uk**