MEADOWVIEW
NURSERY

107-111 ASHBURNHAM ROAD HAM, RICHMOND, TW10 7NN

PROMINENT DAY-NURSERY INVESTMENT IN RICHMOND UPON THAMES
WITH 20+ YEAR TRADING HISTORY AND INFLATION-LINKED UPLIFTS



OPPORTUNITY TO ACQUIRE A WELL-LET NURSERY INVESTMENT IN AN AFFLUENT, UNDERSUPPLIED SOUTH-WEST LONDON SUBURB

INVESTMENT HIGHLIGHTS

- c.2,900 sq ft nursery registered for 56 children aged from babies to pre-school, with large outdoor play area
- Situated in Ham, Richmond upon Thames – one of south-west London's most affluent residential suburbs, bordering Richmond Park and the River Thames
- Average household income within the local catchment is £60,053 – c.59% above the national average – with house prices averaging c.£785,000
- Residents aged 25-49 – the core nursery-parent demographic – make up over a third of the borough's population, underpinning strong demand for private childcare
- Let to Lambsmead Ltd on a 15-year FR&I lease from 25 July 2020, providing c.8.8 years unexpired
- The tenant has traded from the premises since 2005, providing over two decades of occupation
- Passing rent of £79,750 per annum
- Rent reviews are 5-yearly linked to RPI collared at a minimum of 5% and capped at a maximum of 10% over each 5-year review period – next due July 2030
- Long leasehold interest held on a 999-year lease from 2 May 2008 at a peppercorn





PROPOSAL

WE ARE INSTRUCTED TO SEEK OFFERS IN EXCESS OF £890,000, SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT.

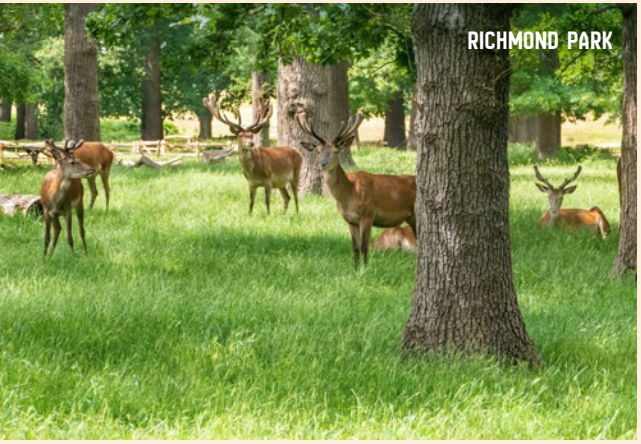
AN ACQUISITION AT THIS LEVEL WOULD PROVIDE A NET INITIAL YIELD OF 8.50%.


MEADOWVIEW
NURSERY
NEXT STEPS
birthday stars!
Role play area
Down Box

LOCATION

Ham is an affluent, predominantly residential suburb within the London Borough of Richmond upon Thames, occupying a bend of the River Thames between Richmond and Kingston upon Thames, and bordered to the east by Richmond Park – London's largest Royal Park. Leafy streets, historic houses including Ham House, and the Thames Path give the area a semi-rural character, despite sitting only 9 miles south-west of central London.

Richmond upon Thames is one of the most sought-after boroughs in the capital, with average house prices almost 3x the UK average (c.£785,000). The borough's mix of young professionals and established families underpins strong, stable demand for local childcare – over 30% of residents are aged 25-49 (the core nursery-parent demographic) and average household income is £60,053, c.59% above the UK average.





LOCAL HOUSE PRICES **3X** THE UK AVERAGE

HOUSEHOLD INCOME **59%** ABOVE THE UK AVERAGE

30% OF LOCAL RESIDENTS AGED 25-49

9 MILES SOUTH-WEST OF CENTRAL LONDON



SITUATION

The property occupies a corner site at the junction of Croft Way and Ashburnham Road, in a residential pocket of Ham adjacent to Ham Common, within easy reach of local shops and amenities and the wider Richmond and Kingston town centres. Richmond Park lies c.1.4 miles to the north-east.

DESCRIPTION

Meadowview Nursery comprises a day nursery arranged on the ground floor only, extending to approximately 2,900 sq ft and registered for 56 children.

The accommodation includes a reception, staff offices, four playrooms (formed by dividing two large rooms), WCs, a kitchen and storage. Externally, there is a large children's play area with a 390 sq ft covered patio, sandpit and cycle storage.

The upper parts of the building are arranged as 12 privately-owned residential flats, held under a separate title.



ACCOMMODATION

	GIA (SQ FT)	GIA (SQ M)
GROUND	2,896	258.01
TOTAL	2,896	258.01





TENURE

Long leasehold – TGL372558

Held for a term of 999 years from 2 May 2008, expiring 1 May 3007, at a peppercorn rent.



TENANCY

The property is let to Lambsmead Ltd on a 15-year full repairing and insuring lease from 25 July 2020, providing approximately 8.8 years unexpired. The business has traded from the premises since 2005.

The passing rent is £79,750 per annum, subject to 5-yearly rent reviews linked to RPI, collared at a minimum of 5% and capped at a maximum of 10% over each 5-year review period. The next rent review is due in July 2030.

THE NURSERY INVESTMENT MARKET

The UK's children's day nursery sector remains a resilient asset class, underpinned by structural demand and continued government support for childcare provision, including the extension of funded childcare hours.

INVESTMENT DEMAND

Demand for long-income nursery assets remains strong, with recent transactions including:

DATE	PROPERTY	OPERATOR	AREA (GIA SQ FT)	RENT (PER ANNUM)	RENT (PSF)	PRICE	NIY (%)
UNDER OFFER	BUSY BEES, EGHAM	BUSY BEES	7,503	£149,579	£19.94	QUOTING £2.165M	6.50
AUG-26	6 JEPHSON COURT, LEAMINGTON SPA	BUSY BEES	7,224	£155,000	£21.46	£2.1M	C.7
MAR-26	ECKINGTON ROAD, PERSHORE, WORCESTERSHIRE	BUSY BEES	3,066	£90,125	£29.39	£1.2M	6.89
AUG-25	248 MARYLEBONE ROAD, LONDON	BUSY BEES	7,125	£425,000	£59.65	£7.5M	5.30
AUG-25	WELDON PARK CENTRE, CORBY	BUSY BEES	5,100	£150,000	£29.41	£2.3M	6.10
AUG-25	HAMBLEDON HOUSE, GODALMING	N FAMILY CLUB	6,900	£190,000	£27.54	£3M	5.95
JUN-25	3 SIMPLEMARSH ROAD, ADDLESTONE, SURREY	BUSY BEES	7,488	£264,000	£35.26	£4.1M	6

80%+
OF NURSERIES INDEPENDENTLY OWNED

525K
CHILDCARE CODES VALIDATED IN SUMMER 2025 ALONE

30HRS
OF FUNDED CHILDCARE PER WEEK

40-65%
LA-FUNDED INCOME GROWTH FROM SEP-25

47%
INCREASE IN RENTS IN LONDON & SOUTH EAST

FURTHER INFORMATION

EPC

The property has an EPC rating of C-69.

VAT

The property is elected for VAT. The transaction will be treated as a TOGC.

PLANNING

The property is not listed, nor is it situated within a Conservation Area.

AML

A successful purchaser will be required to provide information to satisfy the Anti-Money Laundering Regulations when Heads of Terms are agreed.

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CONTACT DETAILS

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