



# MILLBROOK HOUSE

114 MILL STREET, EAST MALLING, KENT  
ME19 6BU

## NEW LONG-LET DAY NURSERY INVESTMENT OPPORTUNITY FOR SALE

Standalone Freehold on 0.38-acre site with strong alternative use value (STPP).



RIB

ROBERT IRVING BURNS

# EXECUTIVE SUMMARY

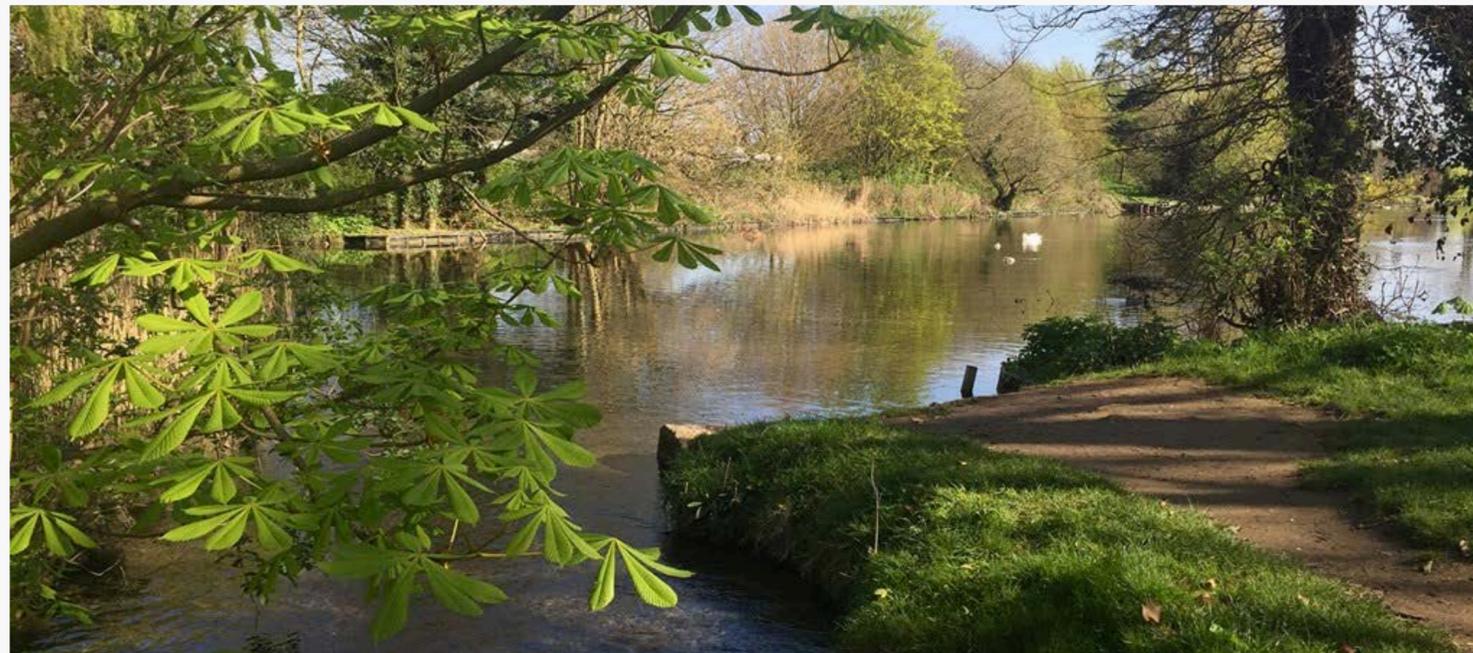
- An opportunity to acquire a long-let freehold children's day nursery investment situated in the affluent Kent village of East Malling.
- Millbrook House is a standalone two-storey property extending to approximately 5,910 sq ft (NIA) / 6,857 sq ft (GIA) on a 0.38-acre self-contained site, with extensive on-site parking for 35+ cars.
- The property also benefits from valuable underlying site value, underpinned by strong surrounding residential values within this established and affluent location, offering potential for future redevelopment or alternative use, subject to the necessary consents.
- The property is let to Monkey Puzzle Day Nurseries Limited on a new 25-year FRI lease from 2025, producing £109,500 per annum, (reflecting a low passing rent of £18 psf) with five-yearly upward-only RPI-linked reviews (2% collar / 4% cap, compounded). The lease benefits from a corporate guarantee from Monkey Puzzle Group Holdings Limited and security of tenure under the Landlord & Tenant Act 1954.
- The structure provides secure, long-dated, inflation-protected income within the resilient UK childcare sector.
- Offers are invited in excess of £1,650,000 (One Million Six Hundred and Fifty Thousand Pounds), subject to contract and exclusive of VAT, for the freehold interest. A purchase at this level reflects a Low Capital Value of £241psf and a Net Initial Yield of 6.25%, assuming standard purchaser's costs of 6.67%.



# LOCATION

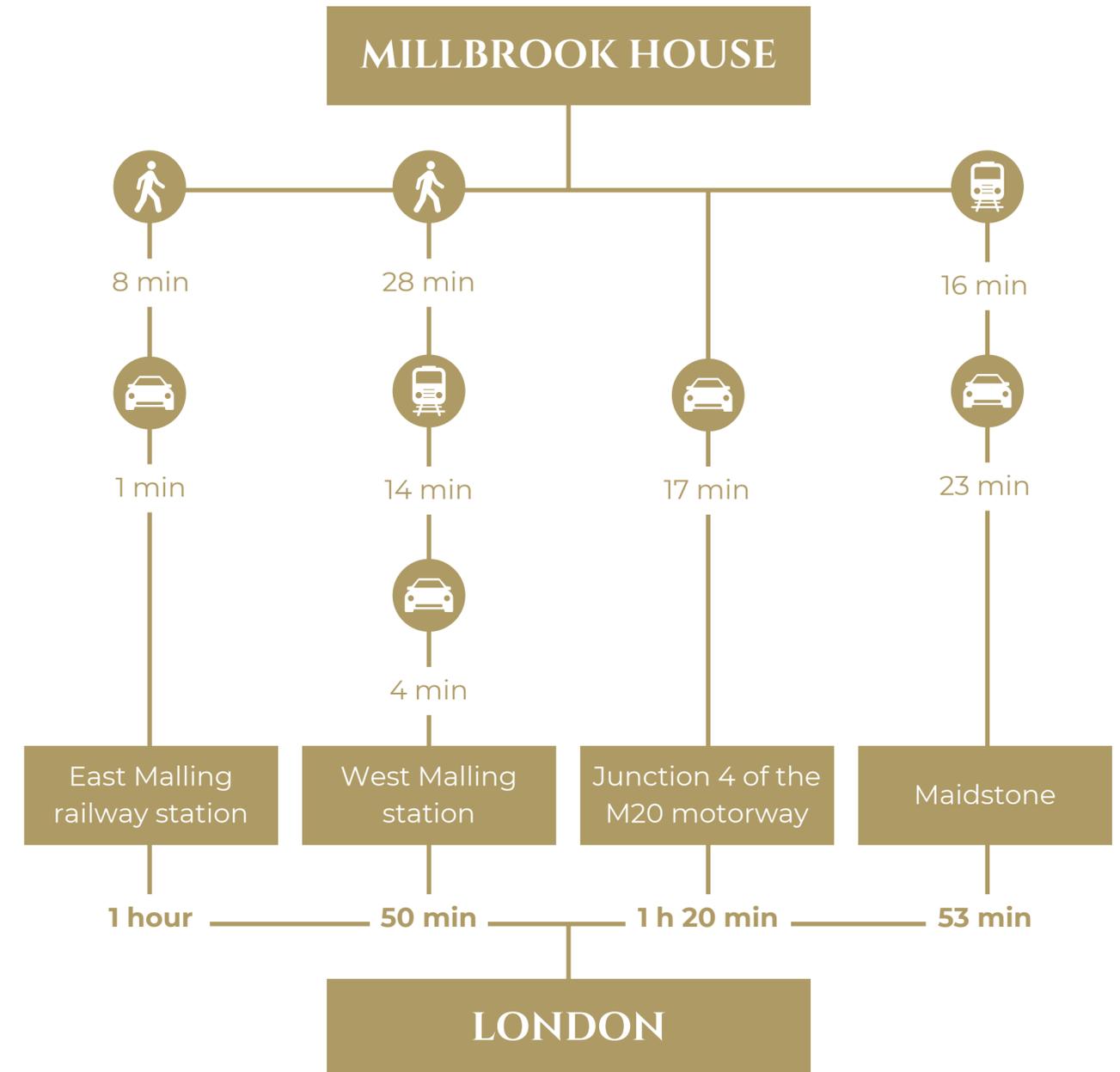
Millbrook House is located within the attractive and established residential village of East Malling, approximately 1.2 miles east of West Malling.

The property sits opposite the Grade II Listed former Weir Mill and is surrounded by established housing, providing a strong family catchment consistent with the Monkey Puzzle operational model.



# CONNECTIVITY

The location benefits from strong local demographics, good transport connectivity, and established residential density.



# LOCAL DEVELOPMENTS

## PIPPINS PLACE LONDON ROAD, EAST / WEST MALLING

- New residential development by Bovis Homes delivering a collection of contemporary family houses.
- Comprises 3, 4 and 5-bedroom homes designed with energy-efficient construction and EV charging provision.
- The scheme incorporates approximately 9 acres of landscaped open space and a new country park.
- Located within close proximity to West Malling High Street and West Malling railway station, providing commuter access to London.



## AVIATION PARK KINGS HILL, WEST MALLING

- Major residential neighbourhood forming part of the Kings Hill masterplan regeneration of the former RAF West Malling airfield.
- Developed by Bellway, delivering a range of 3-5 bedroom family homes.
- Forms part of the wider Kings Hill community, which includes offices, schools, retail facilities and extensive parkland.
- The wider Kings Hill masterplan is expected to provide over 3,000 homes and significant commercial space, strengthening the area's residential and employment base.



# DESCRIPTION

Millbrook House is a standalone two-storey freehold building providing nursery accommodation on a self-contained site of approximately 0.38 acres, extending to around 5,910 sq ft NIA (6,857 sq ft GIA), with 35+ on-site car parking spaces, air conditioning, suspended ceilings, LED lighting, gas central heating and shower facilities, and with tenant consent in place to carry out internal configuration works to suit nursery use.

The property also benefits from valuable underlying site value, underpinned by strong surrounding residential values within this established and affluent location, with the site considered prime for future redevelopment, providing investors with secure income alongside long-term land and alternative use potential (subject to planning).

## **MONKEY PUZZLE LEASE TERMS:**

The property is let on a new 25-year FRI lease at £109,500 per annum, (reflecting a low passing rent of £18 psf) payable monthly in advance with no VAT. The lease benefits from security of tenure under the Landlord & Tenant Act 1954, with five-yearly upward-only RPI-linked reviews (2% collar / 4% cap, compounded) providing inflation-protected income.

The tenant receives a 9-month rent-free period and £12,500 capital contribution, with Class E day nursery use and standard alienation provisions subject to landlord's consent.



# TYPICAL MONKEY PUZZLE FIT-OUT



Image shown is indicative of a potential occupier fit-out and does not represent the building.

# COVENANT

Monkey Puzzle Day Nurseries Limited, incorporated in 2004, operates within the established Monkey Puzzle Group, a recognised UK provider of premium early years education in affluent residential locations.

The lease is fully guaranteed by Monkey Puzzle Group Holdings Limited, strengthening the covenant. For the year ended 31 March 2025, the holding company reported £14.7m turnover, £6.38m gross profit, £20.2m total assets, and £11.5m net assets, employing 204 staff, with accounts audited by Hazlewoods LLP. The Group generated £1.14m of cash from operations and £961,796 of positive from operating activities for the year ended 31 March 2025.

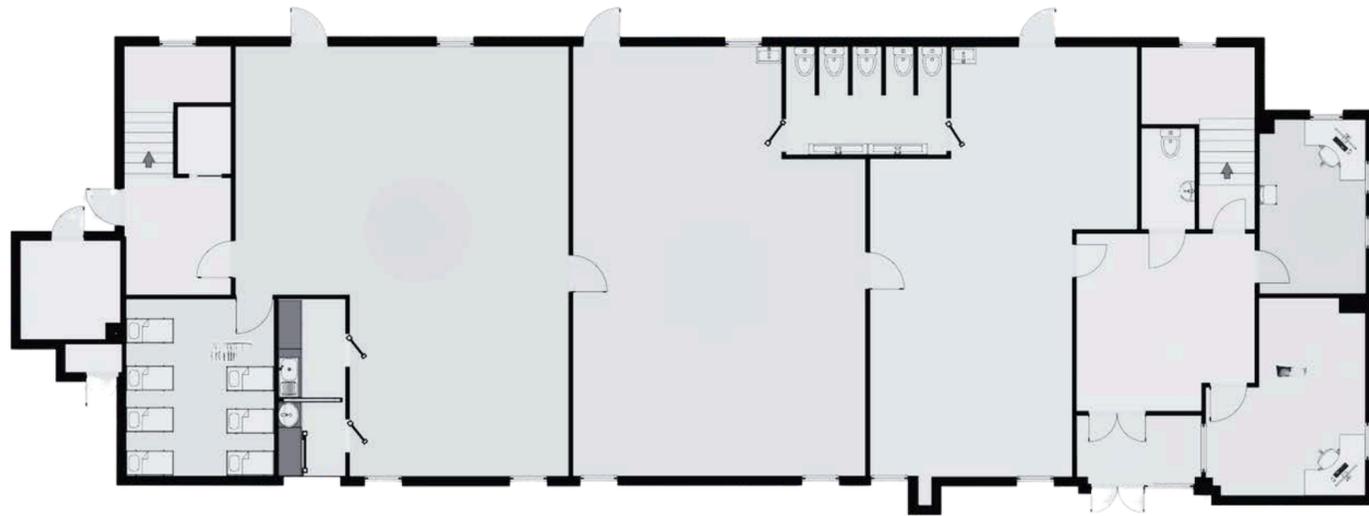
Part of a wider group of 16 UK companies, the tenant benefits from a strong financial base and consistent growth, supporting secure, long-term income within the defensive childcare sector.

# ACCOMMODATION SCHEDULE

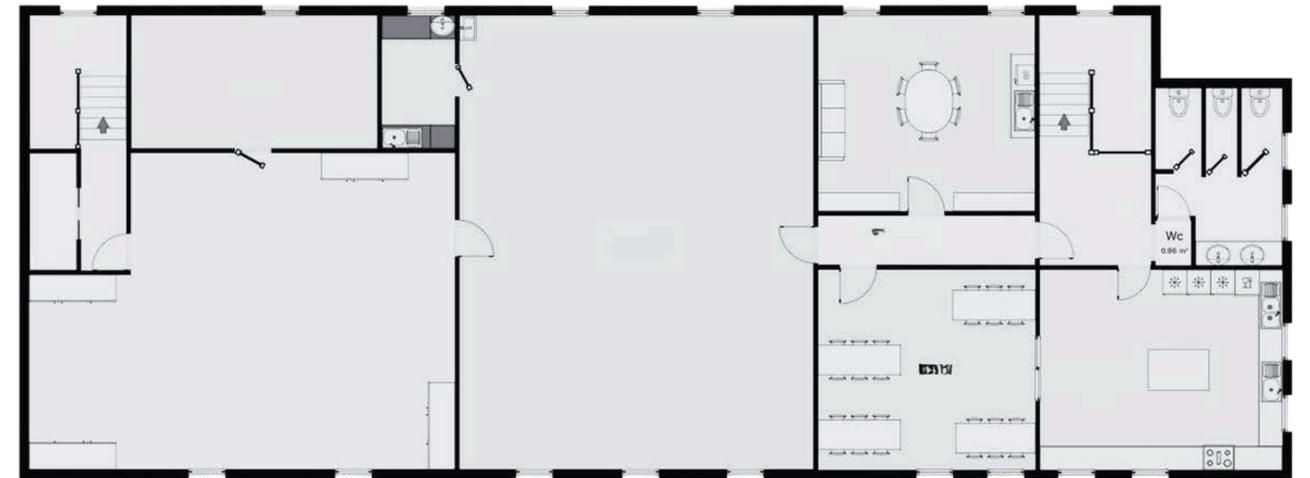
FLOOR	SQ FT	SQ M
Ground Floor	3,063	284.55
First Floor	2,847	264.53
<b>TOTAL (NIA)</b>	<b>5,910</b>	<b>549.11</b>
<b>Total (GIA)</b>	<b>6,857</b>	<b>612</b>

In regard to measurements please be aware that these are approximate figures and should not be relied upon as such.

# PROPOSED LAYOUT



GROUND FLOOR



FIRST FLOOR

## TENURE

Freehold, held under title number K693722



## PROPOSAL

Offers are invited in excess of £1,650,000 (One Million Six Hundred and Fifty Thousand Pounds), subject to contract and exclusive of VAT, for the freehold interest. A purchase at this level reflects a Low Capital Value of £241psf and a Net Initial Yield of 6.25%, assuming standard purchaser's costs of 6.67%.

## VAT

The property is not elected for VAT.

## EPC

An EPC is available upon request.

## ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

## FOR FURTHER INFORMATION CONTACT:

**Tino Antoniou**  
07943 744 534  
Tino@rib.co.uk

**Michael Georgiou**  
07879 896 480  
Michael.g@rib.co.uk

RIB

ROBERT IRVING BURNS