Wareing & Company
Commercial Property Experts

For Sale

Freehold Nursery Investment in respect of Detached Period Premises with Car Parking



Blackfriars House, 6 West Street, Warwick, CV34 6AN

3,630 sq ft(337m²) plus Basement of **1,350 sq ft** (125 m²)
Price ex. VAT **£975,000** for the freehold
Net initial yield 6.5% (after 6.8% purchase costs)


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Location

The property occupies a highly prominent corner position at the junction of West Street and Bowling Green Street, placing it within a well-established and accessible area of Warwick.

Situated just 200 metres from the heart of Warwick Town Centre, the location offers immediate proximity to a wide range of amenities, including retail, leisure, and essential services, making it an ideal setting for a thriving children's nursery.

The property benefits from excellent transport connectivity. Junction 15 of the M40 is located less than two miles away, providing direct links to the wider regional and national motorway network, including convenient access to Birmingham, Oxford, and London.

The combination of strong visibility, central convenience, and superb transport links makes this an outstanding and highly desirable location, perfectly positioned to support long-term investment in high-quality childcare provision.

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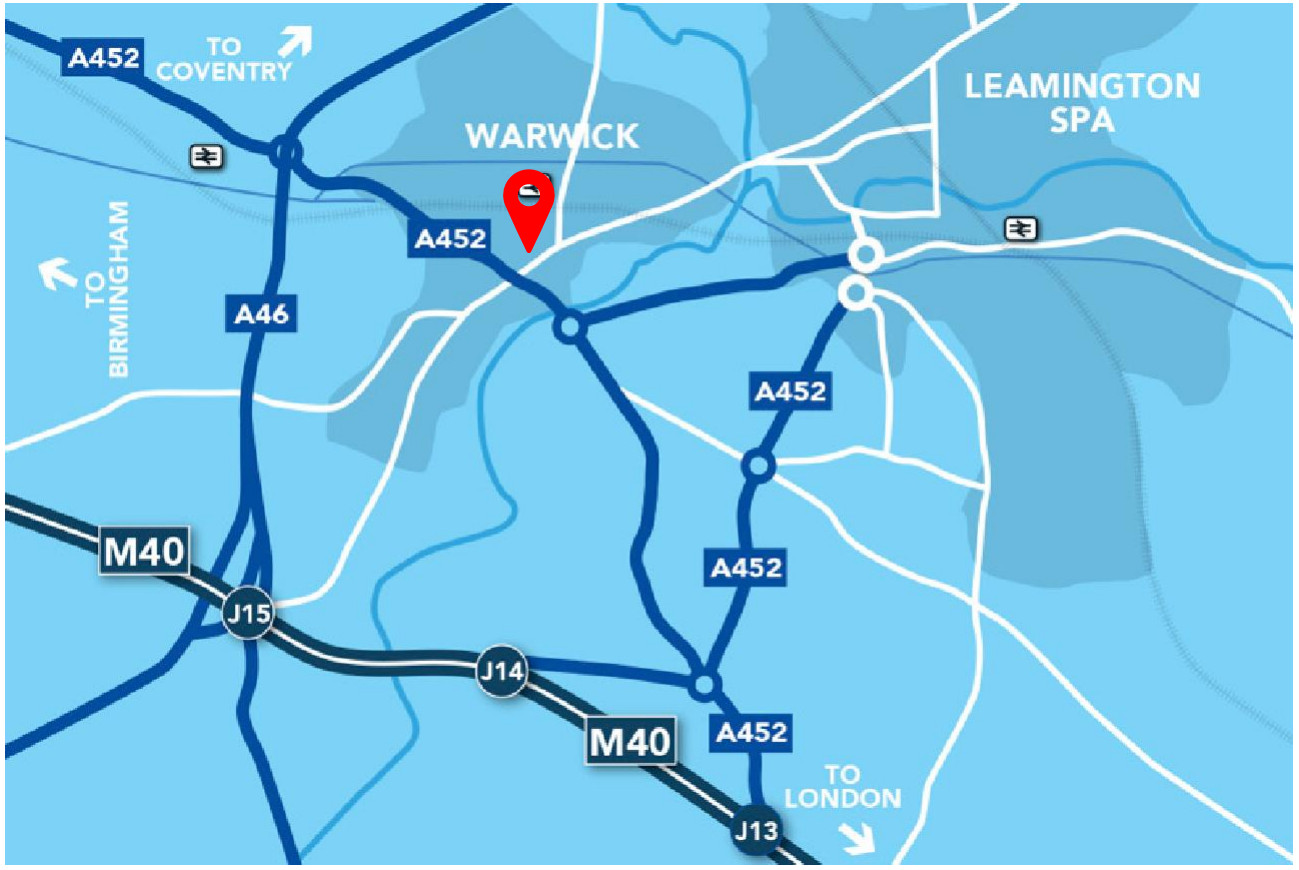
















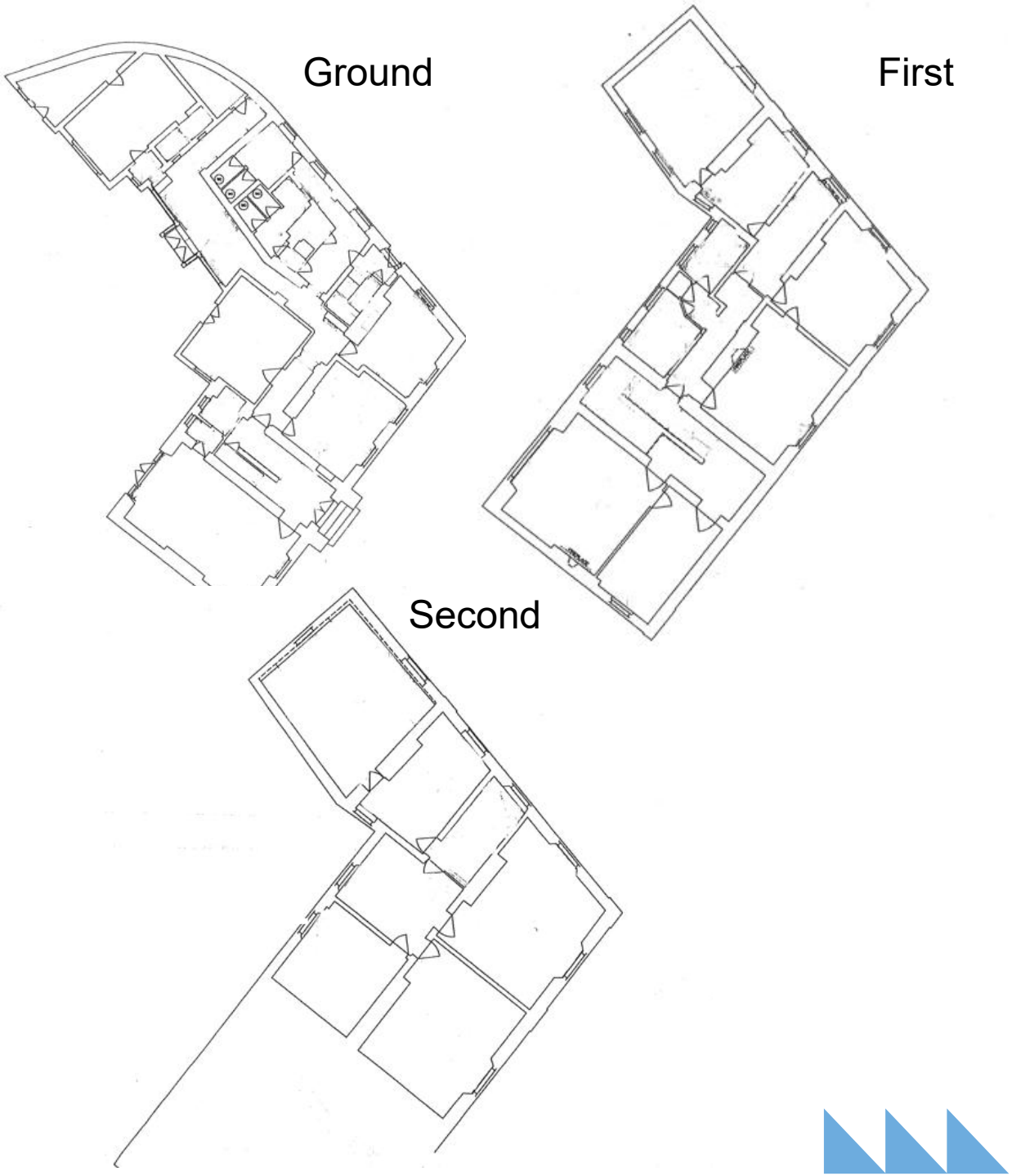
Description

The specification includes:

- Imposing Listed period property in the heart of Warwick.
- Modern conservatory to rear.
- Accommodation laid out on 3 floors in a number of good-sized rooms.
- Refurbished to provide good quality accommodation for a children's nursery (established in the building since 2012).
- NIA - 3,630 sq ft plus basement of 1,350 sq ft.
- Car parking for 21 cars.

Accommodation

Space	sq ft	sq m
Ground floor	1,561	145
First floor	874	81
Second floor	1,195	111
Total	**3,630**	**337**
Plus Basement (Storage)	1,350	125



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Services

We understand that all mains services are connected to the property however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order.

The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Planning

We understand that the property has the benefit of planning permission for User Class E (Commercial, Business and Service) purposes.

Interested parties are advised to make their own enquiries of Warwick District Council Planning Department on 01926 456760.

EPC

C66 - A copy can be made available upon request

Business Rates

Rateable Value: £41,250 pa (2026 List)

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Tenure

15 years from 19th July 2026 at a rent of £67,480 per annum from Day 1.

Rent Reviews – 19th July 2031 and 19th July 2036. Reviews to increase in CPI or open market rental value, whichever is the greater.

Tenant – Kids Planet Day Nurseries Limited. A credit check can be provided. In summary, most recent trading years turnover £143M. Total fixed / current assets £206M.

Quoting Price

£975,000 for the freehold interest producing a net initial yield of 6.5% after purchaser's costs of 6.85%.

Legal Costs

Each Party will meet their own legal and professional costs.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

Arrange a viewing

Strictly by prior arrangement with the sole agent.



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Wareing & Company for themselves and for the seller/lessor of this property who they are agents, give notice that 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent(s) or the seller/lessor. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intending buyer or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. Wareing & Company does not make or give nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



Saltisford Brook
St John's Brook
Warwick
Jubilee Wood
Gog Brook
WARWICK
Medical Care
St Mary's Lands
Library
Museum
Tourist Info
Coach Station
Bus Station
Education Facility
Bridge Plantation
Bridge End
PW
A425
A445
A4189
SALTISFORD
PRIORY ROAD
CHAPEL STREET
THE BUTTS
SMITH STREET
JURY STREET
CASTLE HILL
CASTLE STREET
CASTLE LANE
HIGH STREET
SWAN STREET
BROOK STREET
MARKET STREET
NEW STREET
CHURCH STREET
NORTHGATE STREET
BARRACK STREET
THEATRE STREET
COCKSPARROW STREET
LINEN STREET
ST PAUL'S CL
FRIARS STREET
MONKS WAY
HAMPTON STREET
WOODHOUSE STREET
CROMPTON STREET
STAND STREET
QUEEN'S SQUARE
CHARTER APPROACH
ST LAURENCE AVENUE
TUDOR CT
STUART CLOSE
CASTLE CLOSE
BREAD AND MEAT CL
NOBLE CL
MALLORY DRIVE
VITTLE DR
LAMMAS WALK
PARKES STREET
BIRCH MEADOW CL
ANSELL WAY
ALBERT COURT
ALBERT STREET
VICTORIA STREET
EDWARD STREET
VICTORIA MS
CATTELL ROAD
DONGAN ROAD
SPRING POOL
BUDBROOKE ROAD
HRON WY
WILMHURST ROAD
STATION ROAD
COVENTRY ROAD
GUY STREET
CHERRY STREET
GUY'S CLIFFE TERRACE
STATION AVENUE
COTEN END
ST JOHNS
WESTON CLOSE
GERRARD STREET
MILL STREET
A425 BANBURY ROAD
BROOKE CL
ARCHERY FIELDS
BRIDGE END