



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)





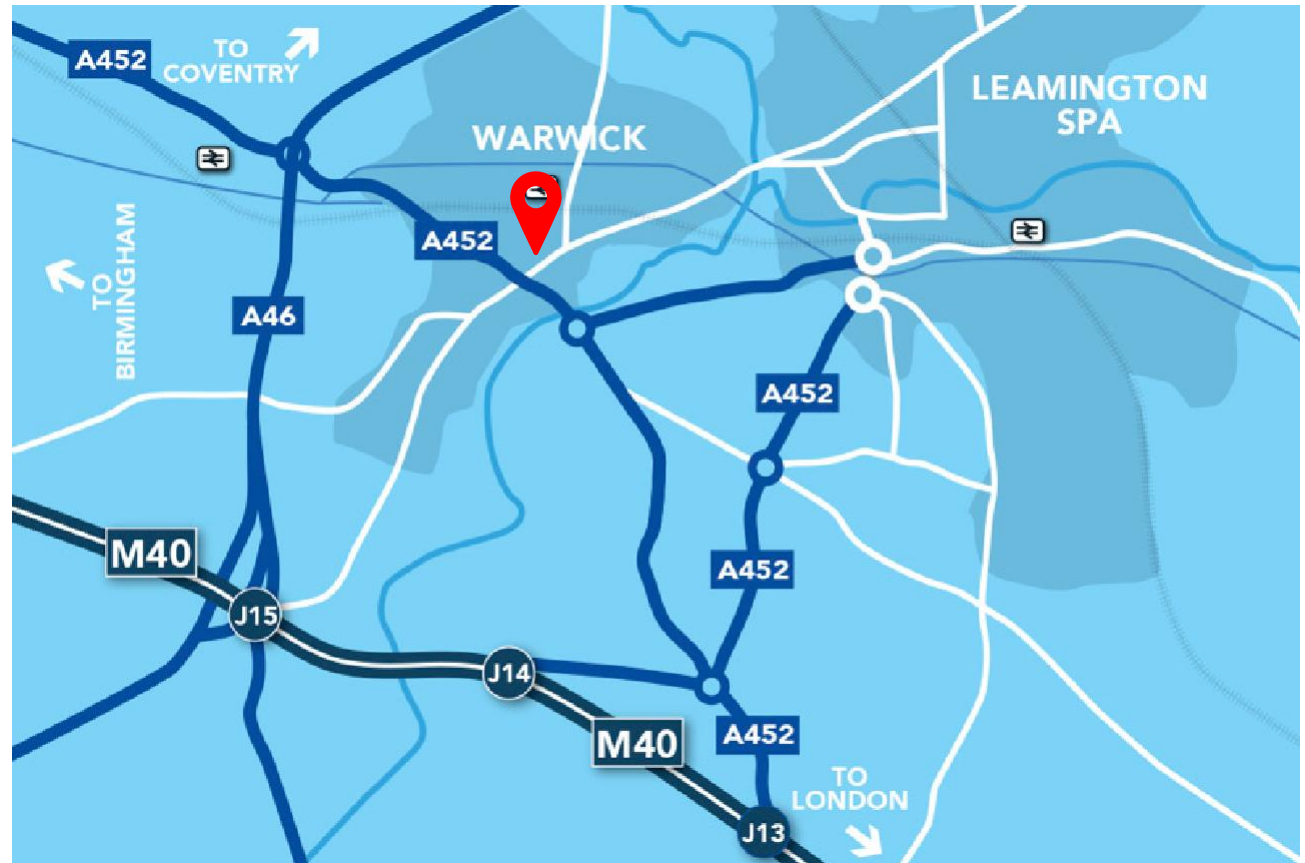
Location

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.



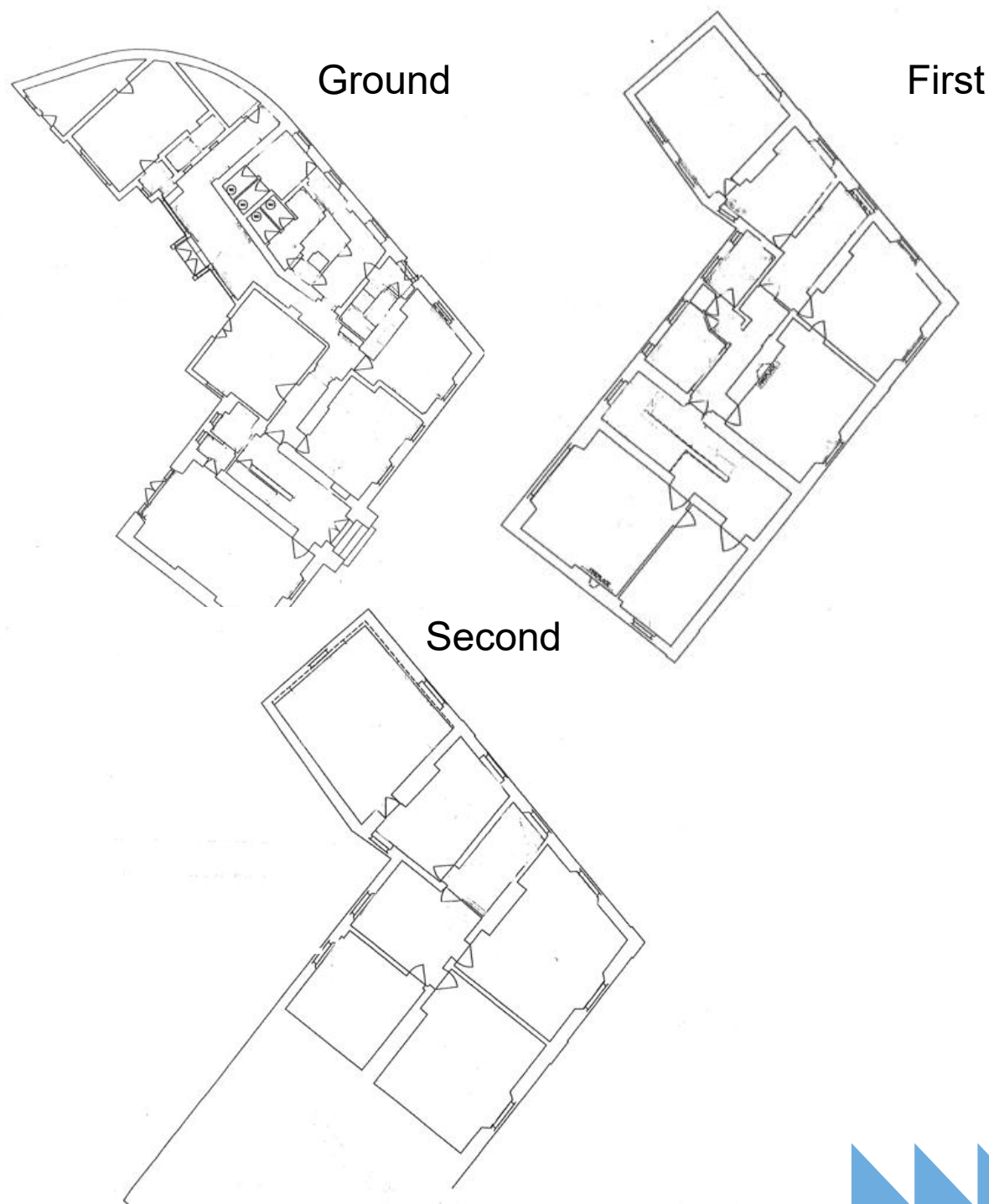
Description

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



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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