



# Nurture Naturally Childcare Hull Road Eastrington DN14 7XL

**£600,000**  
**FREEHOLD**

Nestled between the charming villages of Eastrington and Gilberdyke, this unique property on Hull Road presents an exceptional opportunity for those seeking to invest in a well-established childcare business. Nurture Naturally Childcare is a thriving nursery, renowned for its commitment to providing quality care and education for young children.

The premises stand on approximately 1.1 acres, offering ample outdoor space for play and exploration, which is essential for a nurturing environment. The nursery is being offered for sale as a going concern, allowing for a seamless transition for the new owner to continue the successful operation of this beloved establishment.

In addition to the nursery, the property features a two-bedroom residential apartment located on the first floor. This living space provides a convenient and comfortable home for the owner or staff,

**EPC:**



- Premises and business for sale
- Business includes all fixtures & fittings
- Located between Gilberdyke and Eastington

#### GENERAL

Premises for sale at £500,000

Business, goodwill, fixtures & fittings - £100,000

TOTAL £600,000

#### GROUND FLOOR NURSERY

The ground floor nursery extends to approx 2244 sq ft.

##### Reception

Double entrance doors. Low voltage lighting. One central heating radiator.

##### Disabled W.C.

White comfort height w.c. and wash hand basin. Grab rails. Fully tiled walls. Extractor fan and one central heating radiator.

##### Staff Room/Kitchnette

Range of fitted base units. Single drainer stainless steel sink. Laminated worktops and tiled work surrounds. One central heating radiator.

##### Office

Fitted desk.

##### Nursery/Play Areas

Divided into 3 areas for various types of play and activities. Five central heating radiators. Store room.

##### Messy Play Area

Low level sink and wash hand basin. Patio sliding doors leading to the outside play areas. One central heating radiator.

##### Kitchen

'Burco' 6 burner range style cooker and hob. Stainless steel unit with double sink and hand wash basin. Laminated worktops.

Plumbing for a washing machine and dishwasher. Chimney style extractor fan. Non slip flooring.

##### Cloakroom

##### Inner Hall

Built in store room.

##### Toilet Block

Three separate cubicles with low level w.c's. Low level wash station. Fully tiled walls. One central heating radiator.

#### FIRST FLOOR ACCOMMODATION

The first floor two bedroom apartment extends to approx 1064 sq ft.

##### Stairway & Landing

Stairway leading to the first floor apartment. One period style radiator. One exposed brick wall.

##### Lounge

Timber effect ceramic tiled floor. Patio doors. Access to the loft space which is partly boarded. Two exposed brick walls. Fitted cupboard housing the gas boiler. Two period style radiators. Open aspect into the kitchen/dining room.

##### Kitchen/Dining Room

A comprehensive range of fitted base and wall units finished in navy and having laminated worktops and tiled work surrounds. The units incorporate a single drainer sink, integrated dishwasher and washing machine and a four ring ceramic hob. Housing unit containing twin electric ovens. Stainless steel extractor hood. Period style radiator. Timber effect ceramic tiled flooring. One exposed brick wall.



- Well established
- Standing in approx 1.1 acres
- Fantastic facilities and outdoor space
- Two bedroom first floor apartment
- Expending to approx 3300 sq ft in total
- Ample parking space
- CHAIN FREE

#### Bedroom Two/Sitting Room

Bay window. Period style radiator. Timber effect ceramic tiled flooring. Panelling to one wall.

#### Bathroom

White suite comprising a roll top bath, double shower cubicle with mains shower, pedestal wash hand basin and a low flush w.c. Decorative tiled floor. Chrome heated towel rail. Fully tiled walls.

#### Bedroom One

Period style radiator. Timber effect ceramic tiled flooring. Open into the en-suite.

#### En-Suite

White suite comprising a walk in shower area, pedestal wash hand basin and a low flush w.c. Decorative tiled floor.

#### Further information

Children's nursery capacity - Currently have 34 children but has capacity for 50+

Business Rates - Exempt from Business Rates.

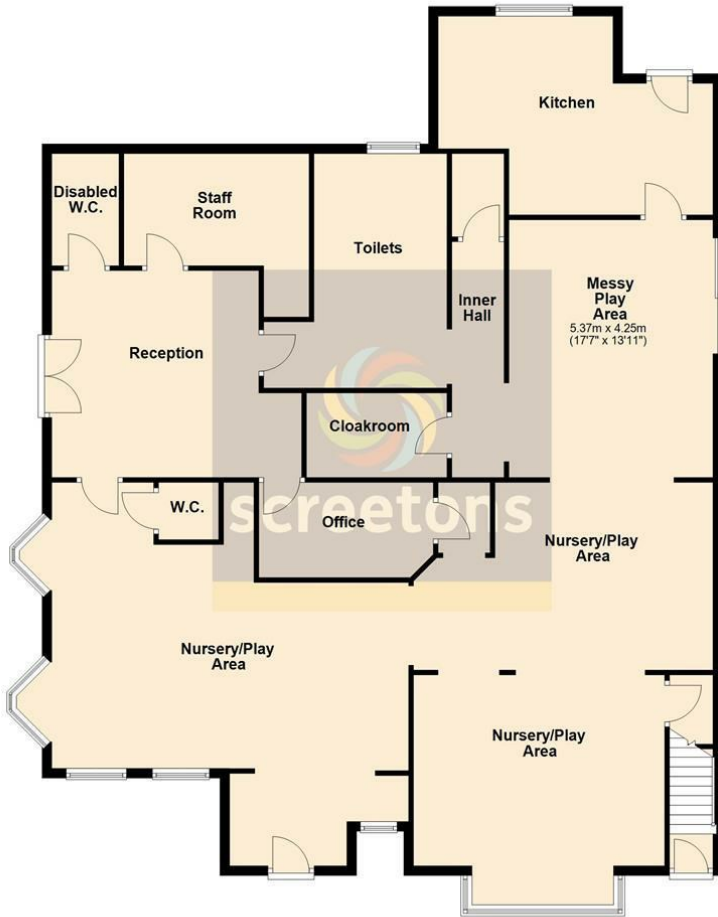
Good Food Hygiene - 5 Stars

No VAT payable on business purchase.

Please note the removal of foul drainage is via a septic tank.




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Howden Office Commercial  
 25 Bridgegate  
 Howden  
 East Yorkshire  
 DN14 7AA

01430 431201  
 howden@screetons.co.uk  
 www.screetons.co.uk

