



Happy Days Investment

**NAIRN ROAD, BOORLEY GREEN, BOTLEY,
SOUTHAMPTON SO32 2SH**

Children's Day Nursery Investment For Sale
OIEO £2,000,000, representing 6.47% NIY



Happy Days
Where Children Shine



Investment Summary

- Brand new standalone purpose built building
- Let to a strong covenant, Happy Days Day Nurseries Ltd
- Offers in excess of £2,000,000 (6.47% NIY)
- Long term lease with 24+ years remaining (No Breaks)
- Total Annual Income £137,500 per annum
- Running yield to 8.4% with minimum fixed uplifts
- Total site area 0.52 acres
- Immaculate throughout
- Highly efficient building with EPC Rating of A-15

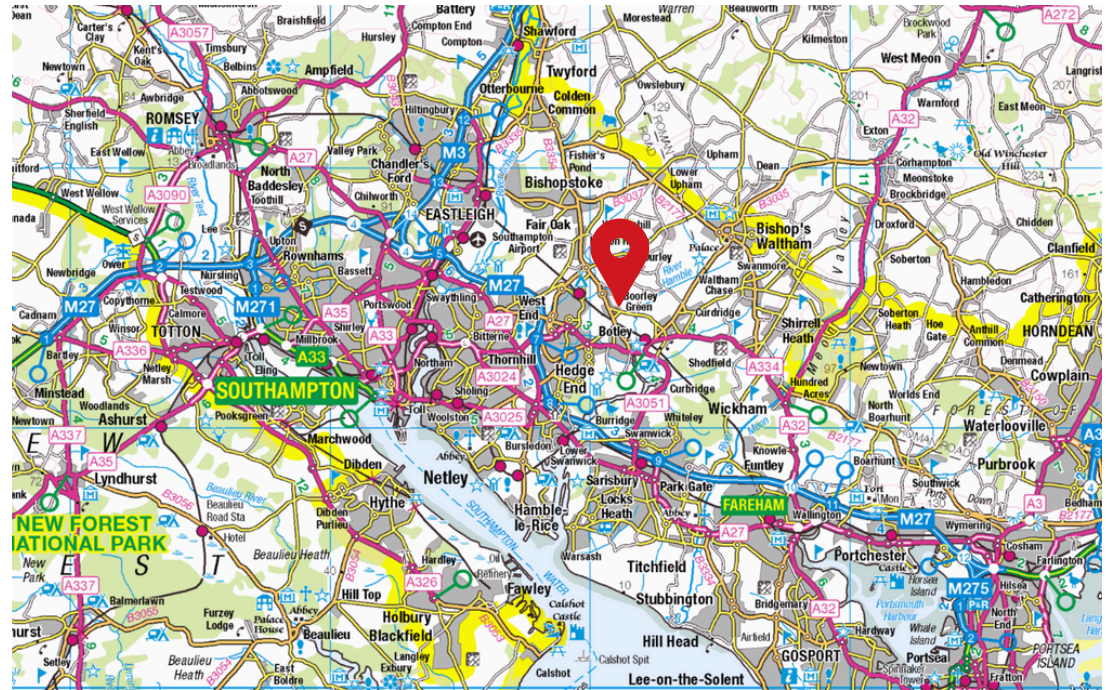
Location

The purpose built day nursery is located on Nairn Road within a newly-established residential area approximately 1.5 miles north of Botley, 7.5 miles east of Southampton and 11.3 miles south of Winchester. Nairn Road sits just off Wallace Avenue which links Maddoxford Lane to Winchester Road (B3354), providing convenient access to the rest of the Southampton locality.

The surrounding area is made up of mainly new build residential of circa 680 homes which is a combination of Miller Homes and Bellway. Immediately adjacent to the property provides a number of local amenities to service the residential but also the wider area of Botley and Hedge End etc. These include the Boorley Park Community Centre and Boorley Park Primary School which sits directly adjacent the nursery.

LOCATION MAP

WHAT3WORDS



Taken January 2026

Site Description

The property comprises a recently developed purpose built single storey day nursery situated on a circa 0.52 acre site.

The building is arranged over a single storey, is brick built, with part tiled and part flat roof.

Accommodation

The property comprises a purpose-built children's day nursery arranged to provide a secure and welcoming reception area, several age-specific group rooms, staff facilities, and ancillary spaces. The internal layout includes baby and toddler rooms, each with access to dedicated washrooms and changing areas, as well as a kitchen, office, and staff room to support daily operations.

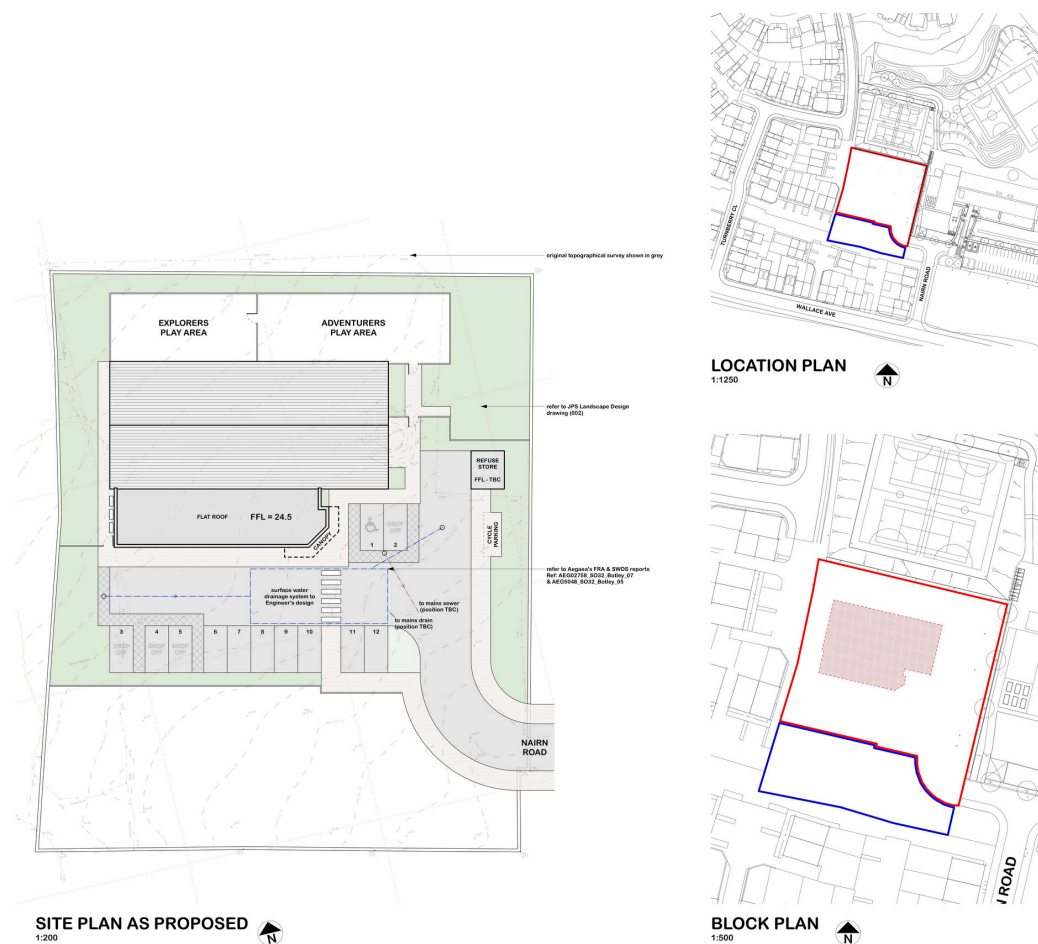
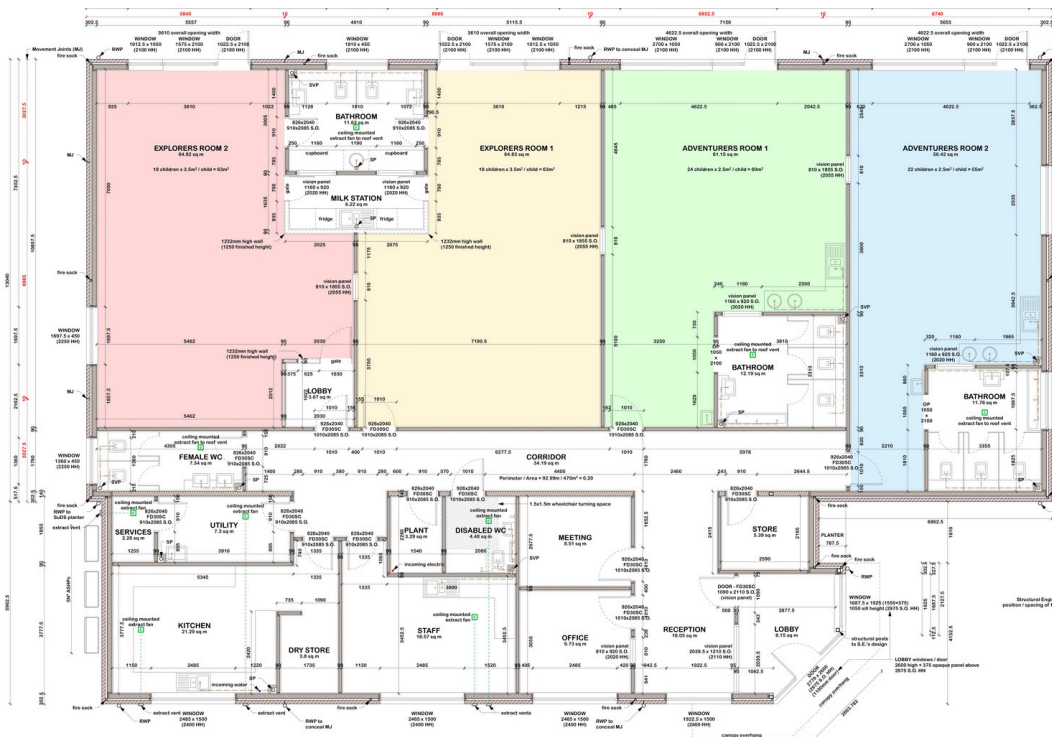
Outside, the nursery benefits from secure, well-sized outdoor play areas at the rear, divided into separate zones for different age groups, providing safe and stimulating spaces for outdoor learning and play. The site also includes on-site parking with 12 spaces and drop-off bays for parents and staff. The overall layout is designed to meet the practical needs of a modern nursery setting.

Floor Areas

The property has an approximate Gross Internal Area of 5,371 sq ft (499 sq m).

Planning

The property has current permitted use under Class D1 for schools, day nurseries, and crèches. Planning permission was granted on 9th February 2024 under application reference F/23/96256 for the construction of a single-storey detached building to be used as a children's nursery (D1), with associated parking, bin storage, and cycle storage.



Tenure

Freehold - Title HP31792.

Tenancy

The property is let by way of a lease dated 23rd December 2025 for a term of 25 years from 24th November 2025 at a passing rent of £137,500 per annum, expiring 23rd November 2050. The tenant is Happy Days Day Nurseries Ltd. The lease is subject to five yearly rent reviews on an upward only basis, index linked to RPI, with a cap and collar of 1.2166529 times base rent and 1.1040808 times base rent. We outline below the minimum and maximum rent increases based on the minimum and maximum indexed linked levels:-

Year	Rent Per Annum (assuming collar)	Rent Per Annum (assuming cap)
2030	£151,811.00	£167,289.77
2035	£167,611.61	£203,533.58
2040	£185,056.76	£247,629.73
2045	£204,317.61	£301,279.43



Happy Days
Where Children Shine

Covenant Strength

Happy Days opened their first nursery in 1991 and now operate 39 nurseries throughout the South West of the UK and Wales. With over thirty years of operating the company takes care of almost 2,000 children at their nurseries every day and employ approximately 1230 personnel. We detail below their ICANS results:

INCANS® Tenant Global Score

82



The INCANS® Tenant Global Score corresponds to the percentile risk the Tenant sits in vs. the global universe of companies over recent history

This Tenant is currently ranked in the 73rd percentile of all companies in United Kingdom

Equivalent Bond Default Risk

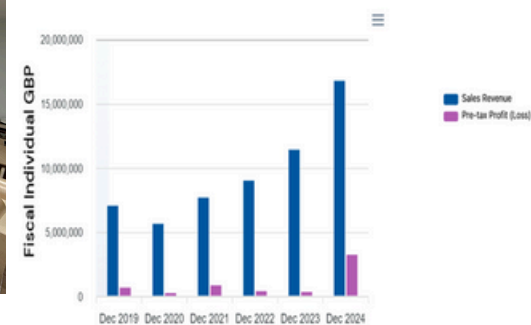
Based on the tenant's rent-weighted INCANS® 12 month Projected % Probability of Failure, the Equivalent Bond Default Risk for this Tenant is

BBB-

Happy Days Day Nurseries Ltd has a D&B rating of 3A2 with a low risk of company default and therefore can be considered a strong covenant.

For the most recent financial year end (2024) the company had a revenue of £16,912,811 and a tangible net worth of £8,990,496. Their growth is clearly visible from the two summary graphs below.

Profit & Loss Summary



Balance Sheet Summary





EPC

A-15. The EPC will be provided to interested parties upon request.

Rateable Value

Assessment TBC.

Guide Price

Unconditional offers are invited in excess of £2,000,000 subject to contract and exclusive of VAT. This reflects a Net Initial Yield of 6.47% after allowing for the usual purchaser's costs.

VAT

The investment will be sold as a TOGC and will therefore be exempt from paying VAT.

Anti-Money Laundering Regulations

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

Viewing

For a formal viewing strictly by appointment with Savills.



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