

Centre Address:

Unit 2, 10 Beechen Grove
Watford, WD17 2AD

The area:

- The Centre is strategically located in central Watford close to shopping districts, affluent residential areas and school catchment areas
- The territory covers central Watford, North Watford and Cassiobury

Inclusions:

- Modern office with waiting area, teaching space and separate consultation room
- Finished to a high standard (Gen 2)
- 12 computers, printer and fixtures
- Secured onsite parking for staff
- Past and current students

Leased or owned:

- Leased – break clause in 2020 with option to extend

Going concern and potential for growth:

- Strong growth in Year 1. It is of our opinion that with the right strategy the Centre can be further grown by 400%
- Opportunity to restructure the business to increase margin
- Potential to increase seat capacity by 50%

Special conditions:

- Master Franchisee is required to interview and give permission for the incoming purchaser.
- The following documents would need to be provided at the interview:
 - Valid DBS
 - Sighting of original qualifications
 - References
 - Ensure up to date KMEC programmes are installed
- The purchaser would need to successfully complete a programme of initial training.
- Finance is available through one of our banking partners. For full details, please get in touch.



Inventory, financials and student levels:

- Available upon request for legitimate enquiries/details

Length of time operated by this owner:

- 1+ year

Preferred sale time:

- 2018

Reason for selling:

- Family circumstances

Please contact: Andy Townsend – Kip McGrath Developer

Phone: 01332 740210

Email: andy.townsend@kip-mcgrath.com

Centre Owner: Rodney & Stephen

Phone: 01923 255424