

Centre Address:

Glenfield House, 7 Shortmead Street
Biggleswade, Bedfordshire SG18 0AT

The area: Biggleswade is a thriving and expanding town, just off the A1 with easy access to London, Peterborough and Stevenage. The building is a lovely detached house on the main route to the town centre and within easy walking distance of it. The property boasts 2 large tutor rooms and a further room to be developed. Beautiful stained glass windows are an upstairs feature and there is a large car park at the rear.

Inclusions: Signage, carpets and blinds throughout, tables and chairs, fridge freezer, display boards, book cases, filing cabinet, Kip McGrath books and resources, Kip McGrath pens, rulers, mats, number lines and pencil pots. Computers are leased and may be possible to assign.

Leased or owned: Leased for 4 years with 2 years left.

Going concern and potential for growth:

The nearby St Andrew's School is building a substantial extension to accommodate children from the newly built housing estates.

Inventory, financials and student levels:

Available upon request for legitimate enquiries

Length of time operated by this owner:

6 years

Preferred sale time:

As soon as possible

Reason for selling:

Retirement

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.



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