



# Frequently Asked Questions

Understanding the Market and Buying Process

# Do you have questions? We have the answers.

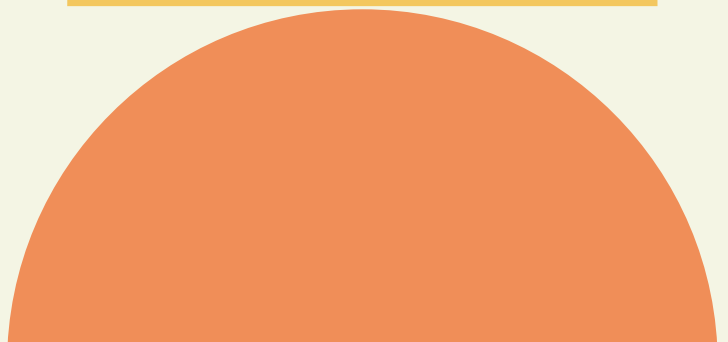
(Well, most of the time!)

## **How long does it take to complete on a nursery sale?**

The time it takes to complete can vary widely depending on a few key factors. Buyers and vendors can request specific completion dates as a guide and work together to complete the transaction with that date in mind. Largely it depends on what comes up during due diligence and the structure of the sale itself. Generally the guide is to hope for 4 months from agreement, but plan for 6.

## **What's the market like right now? Is it a buyer's or seller's market?**

The current market for children's day nurseries in the UK is strongly favouring sellers. In today's climate there is a broad range of buyers – including first-time operators, expanding groups, and investors – who are actively acquiring, often paying close to or above asking prices, making it very much a seller's market. Buyer demand is high across leasehold and freehold operations, with buyers willing to pay premium prices and lenders remaining supportive. Competition is intense, and strong financing availability is driving up valuations. As a result, buyers need to be ready to put themselves forward and move fast on the setting they want.



### **Are banks lending to first-time buyers?**

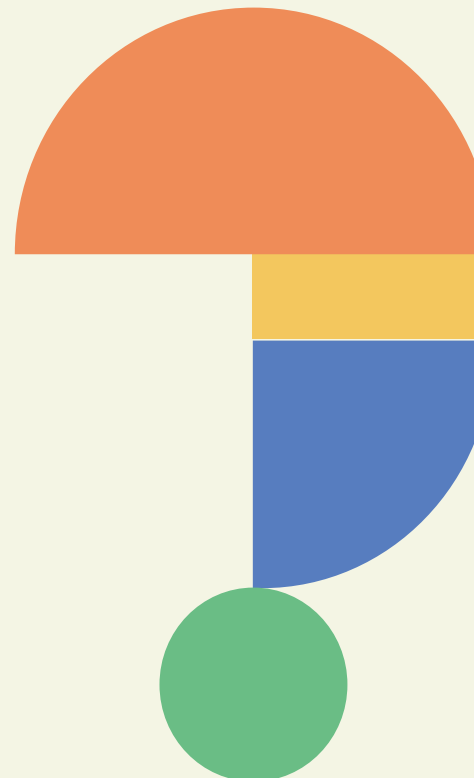
Yes, banks and specialist lenders in the UK do provide financing for first-time buyers looking to purchase or start nurseries, but it's not as straightforward as securing a standard commercial loan. It can be more challenging if you have limited experience or capital. We recommend working with a finance broker from the beginning, so that when you find the right nursery you're in a strong position to go for it.

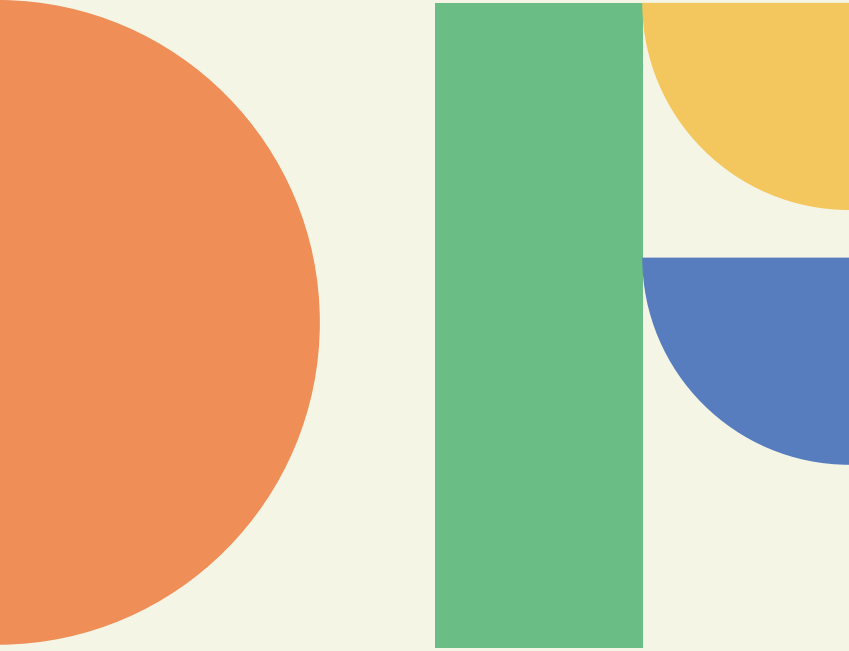
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### **Should I buy the property as well as the business?**

Some buyers look for freehold opportunities, believing that they offer extra security for the business, and that can certainly be true. However, you don't want to lose out on your perfect setting just because you can't buy the property as well. Its worth considering that even if you would like to buy the property, financing it may be a stretch, particularly where the property has a higher value than the business. The key thing is making sure the business has a security of tenure. As long as you have the comfort of a long lease, you can build a successful, stable business for years to come without owning the bricks and mortar.

Want to know more? Download your **FREE Property Options Guide**





Whether you're new to the early years sector or looking to expand your existing portfolio, the dedicated team at Owen Froebel can help you find, assess and acquire the right nursery for you.

**To access our full list of nurseries for sale and be the first to hear about new opportunities, you'll need to register on our website. It's quick, free and puts you first in line.**

**Register today at  
[owenfroebel.co.uk](https://owenfroebel.co.uk)**

**Looking to acquire your next nursery?**

We'll help you find the right opportunity

**Contact Leah Turner – Co-Founder**

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