



陈品翰
Michael Tan P. H.

☎ : (+65) 9101 2113

✉ pinhan@michaeltan.com.sg

Focus in :

- Infant & ChildCare
- Kindergarten
- Student Care
- Tuition & Enrichment
- Franchise
- Linguistics / Others
- Sub Lease (Premises / Classrooms)
- Premise Only



Subscribe to Newsletter alert

Thinking of Learning Centres.....

..... thinking of www.ebat.com.sg

Learning Centres

Dear Valued Clients,

Below are a list of past year transacted centres for your reference.

Thank you.

Infant & Childcare

Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (\$S)	SCC Maint. (\$S)	Takeover Fees (\$S)	Status
CC147	Financial District / CBD	Pte Building. Approx. 8004 Sqft	Business for Sale Reputable / Long-Established Branding (20 Years / Pioneer in CBD Area). Ongoing Childcare Centre (Class B). Capacity: 93 Children. 40% Filled. . Dropped Off at Door Steps, Safe and Convenient. Lease Expire: Aug 2025. EXCLUSIVE OUTDOOR PLAY AREA. Immeidate.	44K (\$5.50 psf)	Inclusive	380K Neg	 Viewing Preference: Mon to Fri: > 8pm / Sat & Sun: Flexible (1 Day's Advance Notice)

CC142	Sembawang Area	Landed Land Area: Approx. 5411 Built In: 1300 Sqft	For Takeover - Business + Premise Starter's Choice Capacity: 10 Infants 14 Children Current Base: 10 babies Homely and "Kampong" Environment. Full Set Up. Spacious Outdoor. Enclaved in Densely Populated Condo / HDB / Landed Estate. Lease Expire: Feb 2024. Immediate.	\$4,500	Nil	\$190K Neg	 Viewing Preference: Mon to Fri: After 7pm / Sat: After 2pm & Sun: Flexible 1 Day's Advance Notice
CC148	Vicinity of Potong Pasir	Public Building Approx. 1,916 Sqft	Takeover - Business (Without Branding) Exclusive Huge Outdoor Play Area. Fully Operational Childcare Centre. Good Up Keeping. Capacity: 42 Children. Current Base: 24. Easy Accessible. Safe Drop off Point. Lease Expire: July 2024. Immediate.	\$4,500	Nil	\$450K Neg	 Viewing Preference: Sat: After 2pm & Sun: Flexible (1 Day's Advance Notice)
CC140	Macpherson / Paya Lebar	Light Clean Industry (B1). Approx. 3,900 Sqft	Takeover - Business (Without Branding) Fully Operational Childcare Centre. Good Up Keeping. Capacity: 71 Children. Current Base: 37+5. Convenience for Working Parents. Within the Light Clean Industry and Private Housing (Condo & Landed) Estate. Lease Expire: July 2024. Immediate. Commission Apply.	\$9,643 (\$2.48 psf)	\$6,934 (\$1.78 psf)	\$350K Neg	 Viewing Preference: Sat: After 2pm & Sun: Flexible (1 Day's Advance Notice)
CC145	Katong / Mountbatten Road	Mall Approx. 5039 Sqft	Takeover - Lease & Renovated Premise Only Spacious. Openness. Exclusive yet Safe. Fully Set Up Childcare Centre. Good Up Keeping. Capacity: 86 Children. Within Private Housing (Condo & Landed) Estate.	\$9,725 (\$1.93 psf)	\$2,870 (\$0.57 psf)	\$20K	

			Lease Expire: Jan 2023 (Renewable). Immediate.				Viewing Preference: Mon to Fri: After 7pm / Sat: After 2pm & Sun: Flexible (1 Day's Advance Notice)
CC138	West Coast Road	2 Storey Corner Terrace Land:6,307 Sqft BI: Approx. 4,200 Sqft	For Rent - Premise Only Approved for Childcare / Kindergarten & Student Care Usgae. Childcare Setting. 5 Rooms + Office + Activities Area + Kitchen. Big Yard (Outdoor). Hold Within Landed and Condo Estate Densely Populated. New and Long Lease Considered. Vacant. Immediate.	25K Neg	Nil		WITHDRAWN Viewing Preference: Mon to Sun: Flexible (1 Day's Advance Notice)
CC141	Hougang	Landed 3,329 / 2528Sqft	Takeover - Business 2 Storey Landed with Outdoor Play Area. Fully Operational Childcare Centre. Capacity: 52 Children. Current Base: 28. Private Housing (Condo / Landed & HDB) Estate. Lease Expire: May 2023. Immediate.	\$6K	Nil	\$300K Neg	 Viewing Preference: Mon to Fri: After 7pm Sat: After 2pm & Sun: Flexible (1 Day's Advance Notice)
CC131	Pasir Ris	Commercial Unit. Area: Approx. 6,500 Sqft	Business for Whole / Part Sale Low Rental & High Capacity. Not to be Missed Profitable!!! On Going Business. Capacity: 110 (18 Infants & 92 Childcare). Current Base: 53 Filled. Immediate. With Rental Income.	12,800	Approx 1,900	880K Neg 49/51% Structure Or JV / Franchise Brand / Management Scheme or Any Reasonable Proposal Considered.	 Viewing Preference: Sat > 2pm and Sun Flexible (1 Day's Advance Notice)

Kindergarten / Pre School							
Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status

FSS1	District 21/ Off Upper Bukit Timah	Landed Houses 3,000 / 1650 Sqft	Takeover - Business Established Branding in SG for 28 Years. Offering Play-Based Preschool Foreign System School (FSS). Fully Operational. 9am to 2.30pm. Enclave in One of the Densest Clusters of Private Housing where the Exparite Set In. Good Up Keeping. Capacity: 60 Per Session. Current Base: 17. Lease Expire: Jun 2023. Immediate.	\$4.8K	Nil	\$150K Neg	 Viewing Preference: Wed: 3pm or Sat: 10am to 12pm / 2pm to 4pm. (1 Day's Advance Notice)
PS1	Upper Bukit Timah Road (Beauty World MRT Station) 	Mixed Development. Approx. 1000 Sqft.	Takeover - Premise + Business Good Up Keeping. Renovated with 2 Big Classrooms. Pre School Setting. Bright. Spacious Activities Area Safe and Easy Drop-Off. FSSB Cleared. Conducive Environment. Capacity: 42. Current Base: 22 Children. Encompassed in Upper Middle Housing Estate. Fresh Lease. Immediate.	7,200 Neg (Fresh Lease)	Inclusive	\$80K Neg	 Viewing Preference: Mon to Fri: After 2.30pm. Sat & Sun: Flexible (1 Day's Advance Notice)

Student Care

Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (\$S)	SCC Maint. (\$S)	Takeover Fees (\$S)	Status
SC78	Bishan (Bishan MRT Station) 	HDB Shophouses. Approx. 1050 Sqft.	RARE!!! Superb Prime Location!!! FSSB Cleared. MRT / Bus Interchnage / Shopping Mall / Amenities & Elite School. Operating as a After School Care and Tuition Centre. 3+1+1 Rooms + Reception + Pantry + Lavatory. Homely Environment. Current Base: 10 Students. Primary School Nearby. HDB Estate. Lease	4,500	Inclusive	\$22K Neg	 Viewing Preference: Mon / Wed / Thurs & Fri: After 7.15pm / Sat: After 4pm & Sun: Flexible (1 Day's Advance Notice)

			Expire: July 2023. Immediate.				
SC79	Jurong East	HDB Shophouses Approx: 800 Sqft . (Pte Landlord)	Provide Student Care & Tuition Services with Student Base of 10. FSSB Cleared. Renovated. 3 Classrooms + Kitchen. Enclaved in Densely Populated Estate. Conveniently Located. Easy Access. Fresh Lease. Immediate.	3,300	Inclusive	\$10K Neg	 Viewing Preference: Mon to Fri: Before 12pm. Sat & Sun: Flexible (1 Day's Advance Notice)
SC73	Clementi	HDB Shophouses. Approx. 1,600 Sqft.	Established Branding for 20 Years. Homely Environment. Dedicated Staff. Safe and Spacious Outdoor Activities Area. Current Base: 30 Student. Primary School Nearby. HDB Estate. Fresh Lease. Immediate.	8,500 Neg (Fresh Lease)	Inclusive	\$38K Neg	 Viewing Preference: Tues to Fri: Before 12pm. Sat & Sun: Flexible (1 Day's Advance Notice)

Tuition & Enrichment

Ref No.	Location	Type / Area (Sqft.)	Description	Main Curriculum	Current Rental (\$S)	SCC Maint. (\$S)	Takeover Fees (\$S)	Status
T50	Bukit Timah Road (Newton MRT Station) 	Shopping Centre. (Balmoral Plaza) Approx. 536 Sqft	A1 Upkeeping. Conducive Environment. Renovated with 3 Classrooms + Reception Area. Focus in Primary & Secondary School Tuition Services. (Maths & Science) Headcount: 30 (36) Lease Expire: Nov 2022. Immediate. Near Schools. Sell with or without Tuition Business.	Tutorial	3,300	Nil	\$35K Neg	 Viewing Preference: Tues to Fri: 11am to 3pm. (1 Day's Advance Notice)

T47	Ang Mo Kio	Shophouses (HDB) . Approx. 1280 Sqft	18 Months ROI. Profitable!!! Renovated with 4+1 Classrooms + Reception Area. FSSB Cleared. MOE Registered. Focus in Primary & Secondary School Tuition Services. (E/M/S/C) Subject Count: 325 / 156. Fresh Lease. Within Densely Populated Housing Estate. Near School. Immediate.	Tutorial	6.3K	Nil	\$230K Neg	 Viewing Preference: Wed & Sun: Flexible: (1 Day's Advance Notice)
T46	Yishun Ring Road (Naer Khatib MRT Station) 	HDB Commercial Unit Approx. 617 Sqft	Conducive Environment! Renovated with 3 Classrooms + Reception Area. FSSB Cleared. Provides Chinese Tuition / Enrichment Services for Preschooler to Secondary School Student. Base: 23. Lease Expire: Nov 2022. Immediate.	Tutorial	2,650	Inclusive	\$35K Neg or \$60K Neg With Teaching Materials (P1 to S1) (Soft Copy)	 Viewing Preference: Mon & Tues: Flexible (1 Day's Advance Notice)
T45	Woodlands	HDB CD Shelter. Approx. 746 Sqft	18 Months ROI. Profitable!!! Renovated with 3 Classrooms + Reception Area. FSSB Cleared. MOE Registered. Focus in Primary & Secondary School Tuition Services. (E/M/S/C) Subject Count: 281 / 150. Lease Expire: Jun 2024. Within Densely Populated Housing Estate. Immediate.	Tutorial	4.4K	Nil	\$380K Neg	 Viewing Preference: Mon to Fri: Before 2pm. Sun: Flexible: (3 Days Advance Notice)

T41	Upper Serangoon Road (Hougang MRT Station) 	Shopping Centre. (Hougang Ctral) Approx. 350 Sqft	Profitable!!! Renovated with 2 Classrooms + Reception Area. Focus in Primary School Tuition Services. (E/M/S) Subject Count: 220 / 140. Lease Expire: Nov 2022. Near School and Housing Estate.	Tutorial	2,150	Nil	\$250K Neg	 Viewing Preference: Mon to Sun: Flexible (3 Days Advance Notice)
T38	(Geylang Bahru MRT Station) 	HDB Shop. Approx. 750 Sqft	Ongoing Business. Provide E/M/S/C Courses for Pre Schooler / Primary and Secondary School Children. Subject count: Approx. 100. Immediate.	Tutorial	3,150	Inclusive	49K for 49% Shares	 Viewing Preference: Flexible (1 Days Advance Notice)

Franchise								
Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status	
Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	

Others / Business Opportunities								
Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status	
BO1	Nil	Nil	Proprietor Chinese Teaching Materials / Complete Set from Primary 1 to Secondary 1 / Soft Copy / Updated / Latest Syllabus. Immediate.	Nil	Nil	\$35K Neg		

Sub Lease / Co Share (Premises / Classrooms)

Ref No.	Location	Type / Area (Sqft.)	Description	For Rent (\$\$)	Restriction	Status
SL38	Bishan Street 13 (Bishan MRT Station) 	HDB Commercial Unit (3 Classrooms) Approx. 1050 Sqft (Total)	Renovated. Cosy Environment. 3 Classrooms to Let. Capacity: 10 to 16 Students Each Room. Immediate. Classrooms Furnished with 1) Tables & Chairs 2) White Board & Air Con 3) Internal Toilet Preferred: Education Related Trade (Workshop / Training / Seminar / Tuition & Enrichment / Adult Courses)	\$1.2K & \$1.52K Each Classroom for Weekday 6pm to 10pm & Weekends: 9am to 7pm (Include Utilities)	Restriction: NO	TAKEN Viewing Preference: Flexible (1 Day's Advance Notice)
SL37	Serangoon North Ave 4	HDB CD Shelter Basement Approx. 1,000 Sqft (50% of Total Area)	Fully Fitted. Up to 3 Classrooms to Let. Capacity: 8 to 18 Students Each Room. Classrooms Furnished with Tables / Chairs/Whiteboard / Air Con. Near School. Exclusive Doorway Access. Immediate Preferred: Education Related Trade (Student Care / Tuition & Enrichment / Workshop / Training / Seminar / Adult Courses)	\$2.8K (Approx. 50% of Total Area)	Restriction: NO English for All Level	TAKEN Viewing Preference: Flexible (1 Day's Advance Notice)
SL36	Yishun Ring Road (Khatib MRT Station) 	HDB Commercial Unit (2 Classrooms) Approx. 186 Sqft to 365 Sqft	Newly Renovated. Cosy Environment. 2 Classrooms to Let. Capacity: 12 to 23 Students Each Room. Immediate. Classrooms Furnished with 1) Tables & Chairs 2) White Board 3) Internal Toilet Preferred: Education Related Trade (Workshop / Training / Seminar / Tuition & Enrichment / Adult Courses)	\$1.8K & \$2.5K Each Classroom	Restriction: NO Preschool & Primary School Tuition or Enrichment. E/M/S/C	TAKEN Viewing Preference: Flexible (1 Day's Advance Notice)

SL35	Serangoon North Ave 4	HDB CD Shelter Basement & Ground Level. Approx. 120 Sqft to 200 Sqft	Cosy Environment. A1 Upkeeping. 1 to 2 Classrooms to Let. Capacity: 8 to 16 Students Each Room. Immediate. Classrooms Furnished with 1) Free wifi 2) Internal toilets 3) Projectors and speakers 4) Whiteboard, classrooms chairs and tables Preferred: Education Related Trade (Workshop / Training / Seminar / Tuition & Enrichment / Adult Courses)	\$1K to \$1.5K Each Classroom	Restriction: NO E/M/S/C & Malay Subject for Primary & Secondary School.	TAKEN Viewing Preference: Flexible (1 Day's Advance Notice)
------	-----------------------	--	--	-------------------------------	--	--

Premises Only								
Ref No.	Location	Type / Area (Sqft.)	Description	For Rent (\$\$)	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status
P4R130	Jalan Bukit Merah	HDB Shophouses Approx.700 Sqft (Ground Level)	FSSB Cleared. Renovated with 3 Classrooms + Reception Area. + Lavatories. Within the Housing Estate. Fresh Lease. Availability: Immediate.	3,200 Neg	Nil	Inclusive		TAKEN Viewing Preference: Flexible (1 Day's Advance Notice)
PA213	Upper Thomson Road (Upper Thomson MRT Station) 	Shophouses Approx.1,400 Sqft	MRT @ Doorsteps. Cosy & Conducive. Renovated with 3 +1+1 Good Size Classrooms + Reception Area. Pantry + Lavatories. Within the Housing Estate.	4,600	Nil	Inclusive	35K Neg	SOLD Viewing Preference:

			Fresh Lease. Availability: 1/12/2022. Ready Sub Tennat Paying \$1,500 Monthly				Flexible (1 Day's Advance Notice)
P4R128	East Coast Road	Commercial Building. (Pte Landlord) Approx. 1,130 Sqft	Prime Location. Renovation with 4- classrooms, waiting area. Central Air-con, Lighting. Walking distance to Shopping Mall Retail & Eateries Shop, etc. Near HDB Housing School & Pte House. Suit Tuition & Enrichment Trade. Subject to Relevant Authorities Approval.	\$4,859 Neg (\$4.30/psf)	Nil	Nil	 TAKEN Viewing Preference: Flexible: (1 Day's Advance Notice)
PA211	Upper Bt Timah Road (Beauty World MRT Station) 	Shophouses Approx. 1,200 Sqft	Cosy & Conducive. Renovated with 3 + 1 Good Size Classrooms + Reception Area. Pantry + Lavatories. MRT @ Doorsteps. FSSB Cleared. Within the Housing Estate. Fresh Lease.	3,300	Nil	Inclusive	30K Neg  Viewing Preference: Flexible (1 Day's Advance Notice)

			Availability: 1/11/2022.					
PA210	Upper Bt Timah Road (Beauty World MRT Station) 	Bukit Timah Shopping Ctr. Approx.872 Sqft	Renovated. FSSB Cleared. Amenities: Super Market / Fast Food Outlet / Retails Shops / Bank / Cooffee Shop etc... 3 Good Size Classrooms + Reception Area. MRT @ Doorsteps. Within the Housing Estate. Fresh Lease. Immediate.	Nil	\$4,238	Inclusive	30K Neg	 Viewing Preference: Thurs & Fri: Between 3pm to 6pm (1 Day's Advance Notice)
P4R127	Katong / Mountbatten Road	Mall Approx. 5039 Sqft	Spacious. Openness. Exclusive yet Safe. Within Private Housing (Condo & Landed) Estate. Fresh Lease. Immediate. Suit Education Trade. Subject to Relevant Authorities Approval.	Nil	\$9,725 (\$1.93 psf)	\$2,870 (\$0.57 psf)		Viewing Preference: Flexible: (1 Day's Advance Notice)

P4R125	Tampines Central 1 (Tampines MRT Station)	Commercial Building. (Pte Landlord) A) Approx.1,098 Sqft Availability: Immediate & B) Approx. 4114 Sqft Availability: Oct 2022	Prime Location. Bare unit & Column free. Walking distance to Shopping Mall, MRT Station & Bus Interchange. Hold Within HDB Housing, Retail & Food Court. Near School. Suit Tuition & Enrichment Trade. Subject to Relevant Authorities Approval.	A) 6,588 Neg (\$6/psf) B)24,684 Neg (\$6psf)	Nil	Nil		 Viewing Preference: Flexible: (1 Day's Advance Notice)
PA208	Tampines Central (Tampines MRT Station)	Commercial Building. (Pte Landlord) Approx.1,000 Sqft Availability: Immediate	Prime Location. Renovation with 4- classrooms, reception counter, waiting area & Storeroom. FSSD Cleared. Walking distance to Shopping Mall, MRT Station & Bus Interchange. Hold Within HDB Housing, Retail & Food Court. Near School. Suit Tuition &	\$5,406 Neg (\$5.40/psf)	Nil	Nil	\$30k Neg	 Viewing Preference: Flexible: (1 Day's Advance Notice)

			Enrichment Trade.					
			Subject to Relevant Authorities Approval.					
PA207	Serangoon Ctral (Serangoon MRT Station) 	HDB Shophouses. Approx.750 Sqft	Newly Renovated. Centrally Located. Amenities: Super Market / Fast Food Outlet / Retails Shops / Bank / Cooffee Shop etc... 3 Classrooms + Reception Area. Minutes to MRT. Within the Housing Estate. Lease Expire: Nov 2024. Immediate.	Nil	2,800	Nil	48K Neg	WITHDRAWN Viewing Preference: Flexible: (1 Day's Advance Notice)
P4R126	Stirling Road (Queentown / District 3)	HDB Commercial Unit. (Ground Level) Approx. 754 Sqft	Renovated 4 Classrooms (Various Sizes). Safe Drop Off. Fresh Lease. Immediate.	\$4.2K	Nil	Inclusive		TAKEN Viewing Preference: Mon to Fri: Before 12pm. Flexible (1 Day's Advance Notice)
PA201	Serangoon Central (Serangoon MRT Station) 	HDB Shophouses. Approx.750 Sqft	Centrally Located. Amenities: Super Market / Fast Food Outlet / Retails Shops / Bank / Cooffee Shop etc... 3 + 1 Classrooms + Reception	2,800 Fresh Lease	Nil	Nil	18K Neg	SOLD Viewing Preference: Mon to Wed: After 10am. Thurs & Fri: 2.30pm to 3.30pm.Sun: 2pm to 4pm.

			Area. Minutes to MRT. Within the Housing Estate. Fresh Lease. Immediate.					Flexible: (1 Day's Advance Notice)
PA206	Jalan Jurong Kechil (Beauty World MRT Station) 	Mixed Development Approx.635 Sqft	Newly & Practically Renovated with 3+1 Classrooms + Reception Area + Study Area + Lavatory. FSSB Cleared. Minutes to MRT. Housing Estate & Shopping Centre Nearby. Lease Expire: May 2022. Immediate.	Nil	4,800	Nil	15K Neg	 Viewing Preference: Mon to Fri: Before 12pm Sun: Flexible: (1 Day's Advance Notice)
PA200	District 21 (Beauty World MRT Station) 	Mixed Development. Approx.800 Sqft (Pte Landlord)	Fully Furnished with FSSB Cleared. Minutes to MRT & Bus-stop. Practically Renovated with 3 + 1 Room + Reception Area. Near School, HDB Flat, Pte Properties & Shopping Centre Immediate.	Nil	3,800	Nil	28K Neg	 Viewing Preference: Flexible: (1 Day's Advance Notice)
P4R124	Bukit Panjang (Bangkit LRT Station)	HDB Commercial Unit Approx. 1,200 Sqft	Fully Fitted Student Care Site for Rent. Located within the Education Environment.	\$4.5K	Nil	Inclusive		 Viewing Preference:

			Exclusive yet accessible. Safe Drop Off. Fresh Lease. Immediate.					Flexible (1 Day's Advance Notice)
P4R123	Bukit Panjang (Bangkit LRT Station) 	HDB Commercial Unit Approx. 441 Sqft	Bare Unit. within Education Environment (Pre School / Tuition and Enrichment). Preferred: Education Related Trade (Workshop / Training / Seminar / Enrichment / Adult Courses)	\$3.2K	Nil	Inclusive		TAKEN Viewing Preference: Flexible (1 Day's Advance Notice)
PA205	Goldhill Centre (Novena) (Novena MRT Station) 	Commercial Building Approx. 1200 Sqft	Newly & Practically Renovated with 4 + 1 Classrooms + Office + Reception Area + Lavatory. FSSB Cleared. MRT @ Doorsteps. Shopping Centre / Condo Nearby. Lease Expire: Oct 2023. Immediate.	Nil	\$3,200	Nil	45K Neg	WITHDRAWN Viewing Preference: Mon / Tues / Thurs / Fri / Sat: 3.30pm to 7pm. Sun 5.30pm tp 7pm Flexible: (1 Day's Advance Notice)
P4R105	Toa Payoh Central (Toa Payoh MRT Station)	Commercial Unit. Approx. 1,507 Sqft	Rarely Available. Bare Unit with Lavatories.	8,800 (\$5.80 psf)	Nil	Inclusive		TAKEN

			Prominent. Good Frontage. MRT is Stone Throw Away. Fresh Lease. Immediate. Subject to Relevant Authorities Approval				Viewing Preference : Mon to Sun: Flexible (1 Day's Advance Notice)
--	---	--	--	--	--	--	---

Disclaimer

While every reasonable care has been taken in preparing the contents of these properties & business summary, the marketing agent cannot be held responsible for any inaccuracy. The particulars in this summary do not constitute, nor constitute any part of, an offer or a contract. Prices are subject to change without prior notice.

Copyright © 2008 - 2023 CMT All Rights Reserved.