

Millbrook Garden Centre, Mitchel Troy, Monmouth, NP25 4BD

Offers in the region of £2,000,000 plus stock

Reference Number: 4210844

Christie & Co has been instructed to offer to the market for the first time in two generations a well established freehold garden centre which is situated on a substantial c. 5.7 acre site located on a main road and in beautiful surroundings, to the south of the historic town of Monmouth in South Wales.



KEY INVESTMENT HIGHLIGHTS

- c. 5.7 acre site, located just off the A40
- Detached café
- 5 bedroom owner's house
- Adjusted net profit Y/E 2021: £442,124
- Substantial sales area, requiring some modernisation
- Limited local competition
- c. 80 parking spaces plus overflow

CLICK HERE

TO TAKE A VIRTUAL TOUR OF THE PROPERTY.

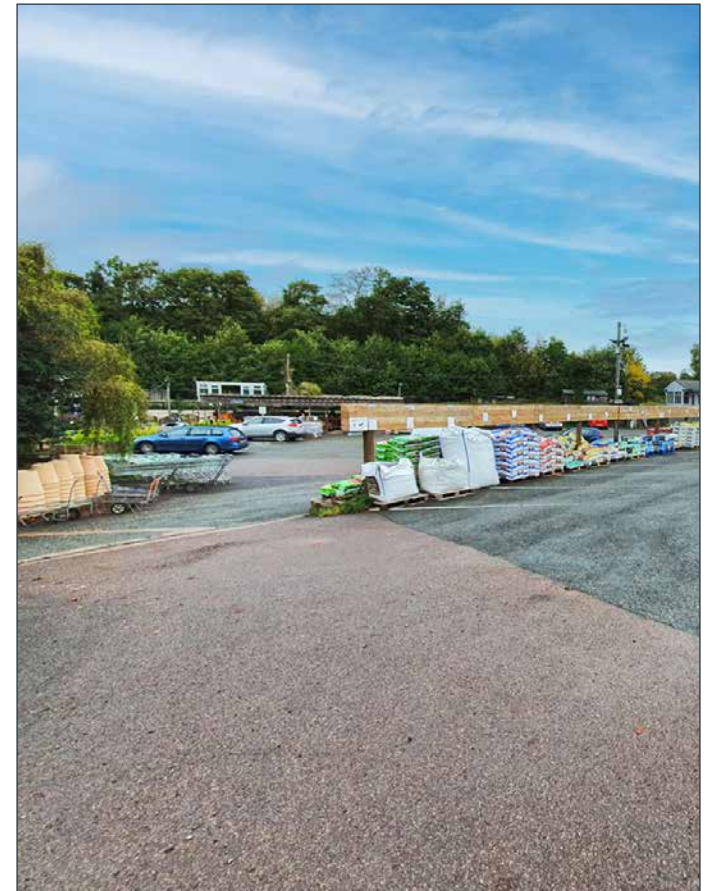


THE OPPORTUNITY

Millbrook Garden Centre has been operated by the same family since 1971, and during this time has grown from a small nursery to a full garden centre. The business is hugely profitable and has an excellent reputation with people travelling long distances for the business' specialist plant ranges. The current retail offer is limited, with a major emphasis on horticulture. This means that the business offers huge scope for an incoming operator to further develop the product range to include categories such as giftware, homewares, farm shop products, as well as a wider range of building materials and garden furniture.

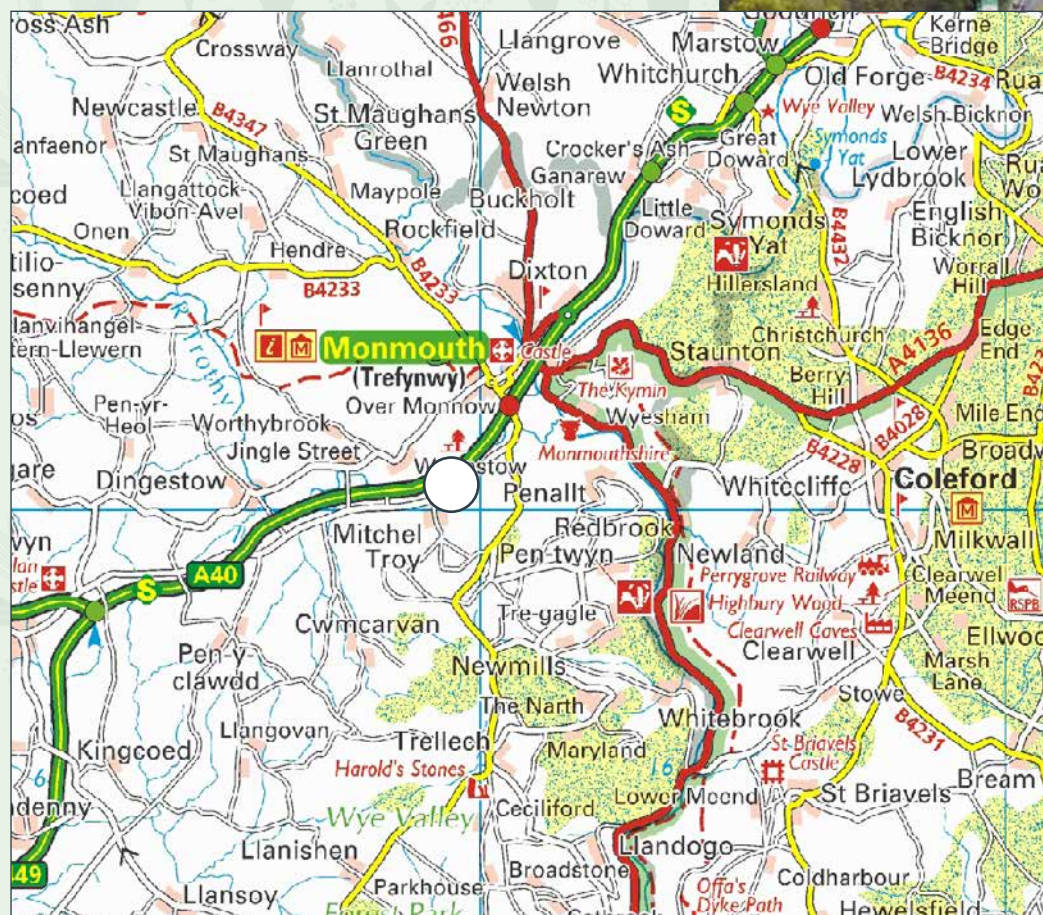
The large site also offers potential for the new owner to add concessions to further increase year round income.

The café is currently not operated by the present owners but currently is let on a 4 year lease, with an annual rental income of £18,000.



LOCATION

The centre is located on the edge of the Forest of Dean and the stunning Wye Valley. The site is just off the main A40 which offers excellent transport links to major regional conurbations which include; Monmouth, Raglan, Ross on Wye, and Newport. The latest census data shows there to be just over 31,000 people living within a 10km radius of the site.





SITE INFORMATION

The site measures approximately 5.7 acres with an additional parcel of land available by separate negotiation. (The additional land parcel is the triangle at the top of the site plan below).

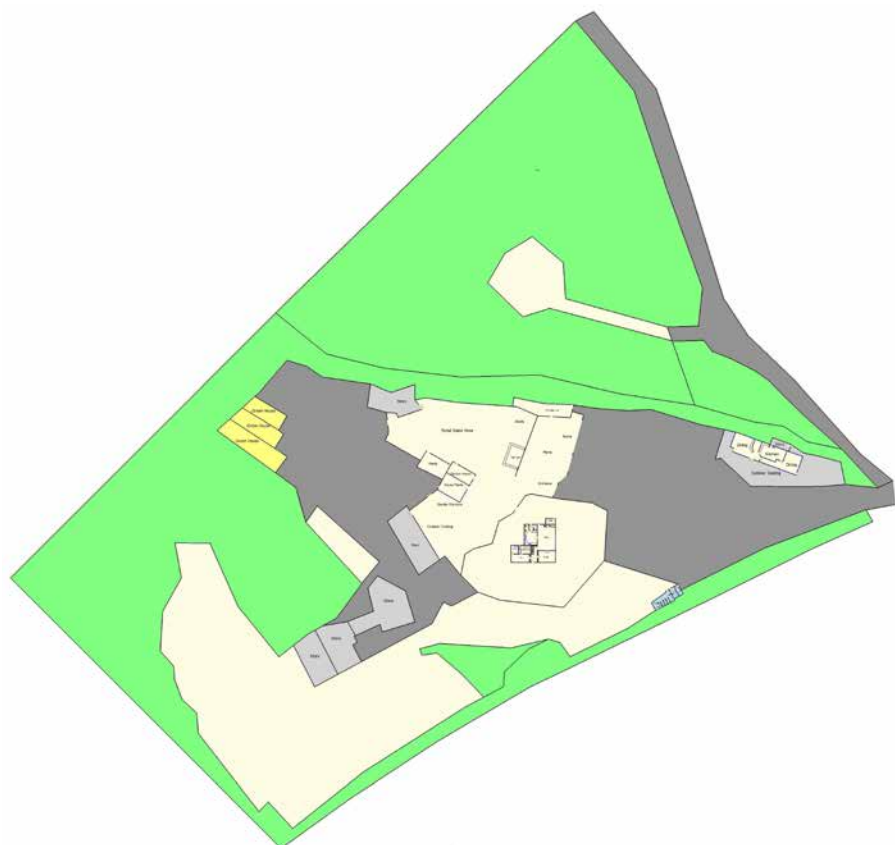
The oldest building on the site is the former mill which has been used as the owner's place of residence. It stands at the centre of the site and offers around 241 sq m (2597 sq ft) of accommodation with private gardens. The property is not listed.

The buildings have evolved over time with the main retail area being a large timber building with a variety glass, timber and plastic roof coverings with stone flooring.

The Café trades as the "Red Door Deli & Diner" and occupies a charming detached building with a large well fitted commercial kitchen, two dining areas, a store, and a modern deli-style counter and serving area. To the front is a large external terrace which offers further customer seating.

Other buildings on site include an external toilet block, various poly tunnels, and additional covered storage areas in the yard area.

We are advised that the site has private drainage. The house and café have a mains gas supply. There is also a ground water bore hole with pump.



FINANCIAL SUMMARY

Financial accounts provided for the year ending
30 April 2021 show:

£1,442,206

Turnover

£751,248

Gross Profit

£442,124

ANP





OPENING HOURS

9am – 4.30pm

Monday – Saturday

10am – 4.30pm

Sunday

STAFF

The site is currently run by a husband and wife team with assistance from five full time members of staff. During busier summer periods the business also frequently employs a further temporary member of staff. Over recent years the wage bill has typically been in the region of £200,000 per annum but we are advised that the wage bill based on current staffing levels for next year is likely to be closer to £170,000. All staff will transfer with the business under TUPE regulations.

REGULATORY

EPC Instructed.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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CONDITIONS OF THESE PARTICULARS

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