



## The Wine Centre

Ref: 1418265

The Causeway, Great Horkesley, Colchester, CO6 4BH

Freehold: £1,500,000

Annual T/O Y/E 30/04/22 - £461,143

Annual GP Y/E 30/04/22 - £184,563 (38%)

Well established wine merchant

Loyal customer base

Substantial Grade II Listed Residence

Ready made business with high profit. EPC Exempt



Great Horkesley Wine Centre has been established as a wine merchant for 60 years. The trade is 100% retail offering some 500 wines, a full drinks complement, deli food, hampers and events. It is a profitable business which has great potential for growth, especially internet sales and trade sales. It is accompanied by a Grade II listed, four-bedroom country home with mature gardens and paddock to the rear, with possibilities for development.

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### Location

The business is located on the Causeway in Great Horkesley, which is a desirable village set just a few miles north of Colchester on the A134 Essex/Suffolk border and is surrounded by a number of affluent villages. It has easy access to the A12 and is a mature commuter belt to London. Colchester is the fastest growing town in the UK with extensive new developments surrounding Great Horkesley.

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### Internal Details

Please click on the link below to use the Virtual Tour. (Please copy and paste into a new window if you are viewing this on Rightmove or Christie & Co's website)

<https://bakerlile-360virtualtours.s3.eu-west-2.amazonaws.com/thewinecentre/index.htm>

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### Fixtures & Fittings

We have been informed by the owners that the fixtures and fittings are owned outright.



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### External Details

To the front of the property there is parking for multiple vehicles, including customer and residential parking. There is a side trade access for deliveries.

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### Owner's Accommodation

"The House"

"Gardenhurst" The adjoining residential accommodation is a charming Grade II Listed building with original Georgian features. The accommodation is made up over two floors. The ground floor, on the left-side is the lounge, which has been converted back into part of the residential home after previously being used as a gift shop. On the right-side of the ground floor there is the dining room, adjoining kitchen, utility room, shower room and garden porch. Leading to the second floor there are two original stairways, to the front and back of the house. There are four bedrooms, including three doubles, and a large bathroom.

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### Staff

Excluding the owners, there are three members of staff who work on a part time basis with hours fluctuating in busier times.





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### Business Rates

The rateable value is £14,500 as of 1 April 2023.. Confirmation of business rates payable should be obtained from the local authority.

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### Regulatory

There is a premises licence.

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### The Opportunity

Great Horkeley Wine Centre has been established as a wine merchant for 60 years. The trade is 100% retail offering some 500 wines, the full drinks complement, deli food, hampers and events. It has been a largely successful business in all this time, however, lately it has run into difficulties, recording a small loss in 2022, with a larger loss expected this year (TBC). The owners are looking for an exit and this presents a fantastic opportunity for the right buyer. The shop is attached to a Grade II listed four-bedroom country home with mature gardens and paddock to the rear with possibilities for development.

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### Trading Hours

Monday to Saturday 10.00am - 6.30pm  
Sunday - Closed

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### Trading Information

Turnover for the store for the period ending 30/04/22 was £461,143, with a gross profit for the same period of £184,563 giving 38% gross profit. Full trading information will be made available to seriously interested parties.











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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

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

### Lewis Last

Business Agent - Retail

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Ipswich



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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