

FOR SALE

Available Due To Retirement

**Primrose Hill Garden Centre and
Café - Business and Property Sale**

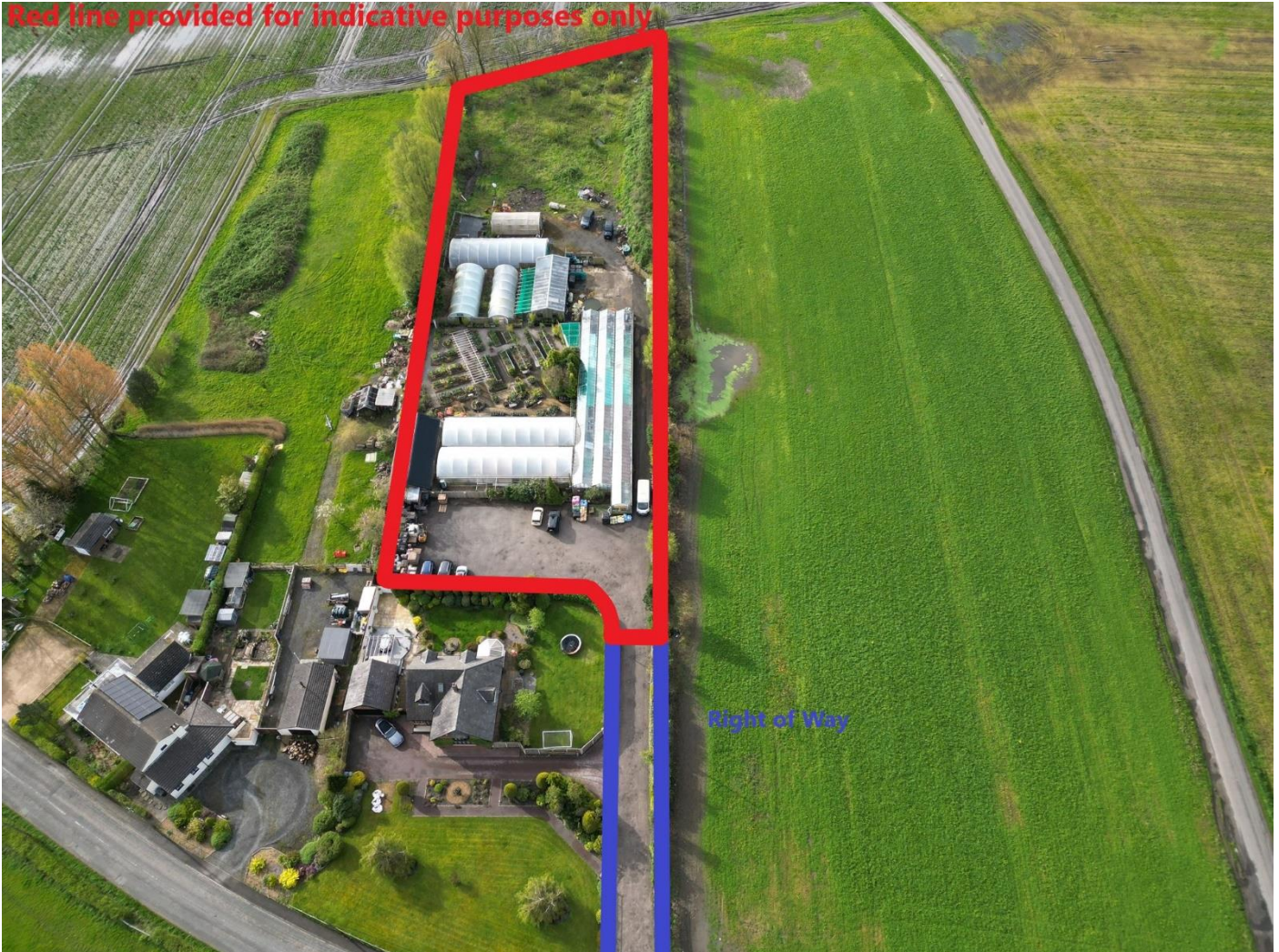
Price: £385,000

Fitton Estates
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Primrose Hill Nurseries and Garden Centre, Asmall Lane, Ormskirk, Lancashire L40 8JL

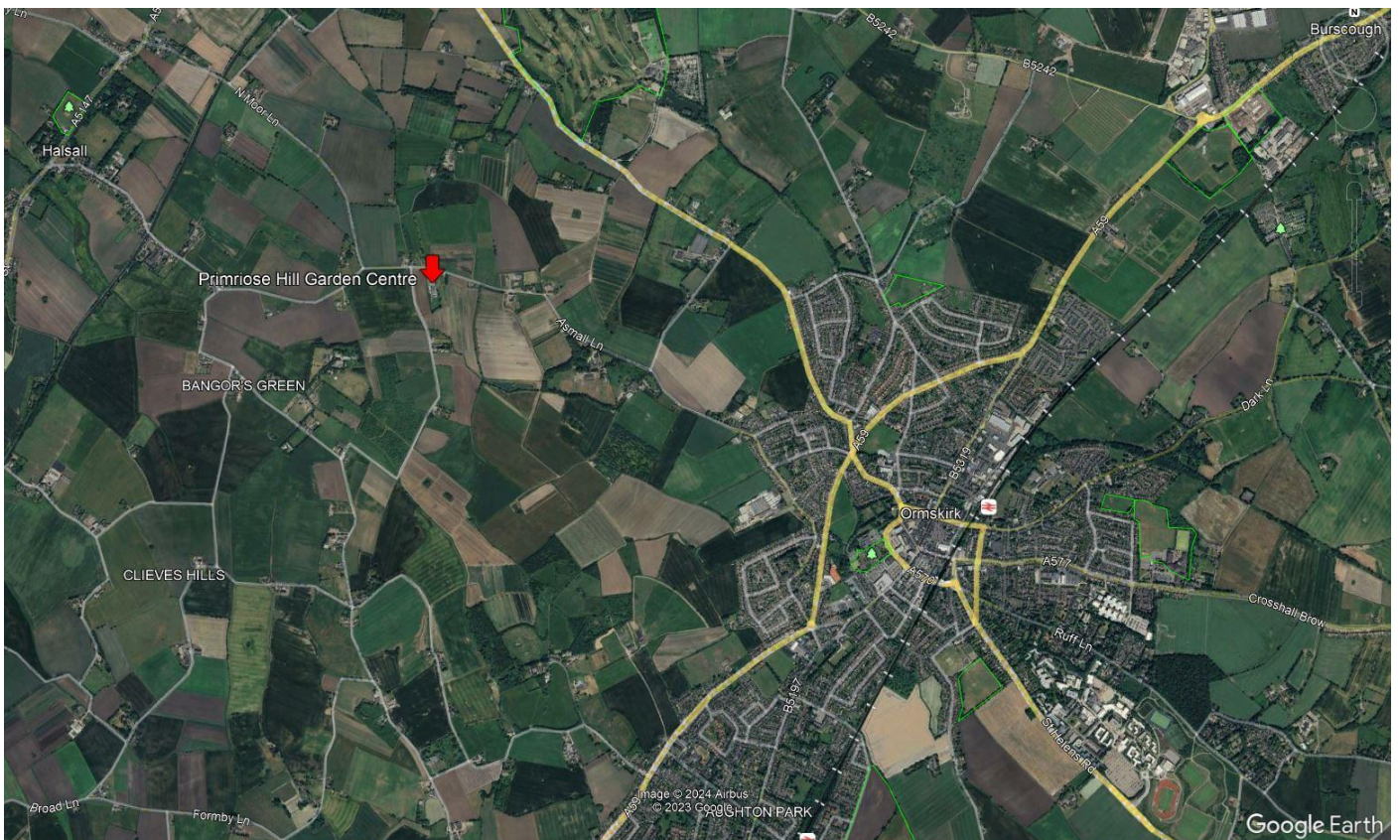
Red line provided for indicative purposes only



- Available due to retirement.
- Established garden centre, equestrian feed sales, café business and property sale.
- Total site area approximately 2 acres - subject to confirmation with the Deeds.
- Freehold and profitable established business for sale.
- Glasshouses, polytunnels, detached warehouse and café.
- Scope to increase product lines and opening hours.
- Inventory of fixtures and fittings including the sale available on request.
- Asking price £385,000 plus stock at valuation.
- No TUPE to apply.
- Business handover period to be considered.

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Location: Primrose Hill Nursery can be found off Asmall Lane, just outside Ormskirk on the border with Halsall, as indicated on the aerial images below. Asmall Lane is a continuation of Cottage Lane, which in turn connects to the A59 at the roundabout junction connecting County Road to Holborn Hill.



Description: Garden centre, equestrian feed sales and café business for sale, together with freehold property.

Available due to retirement is this profitable and established garden centre and café, which offers great scope for increased advertising and product lines and opening hours. Copy inventory of various fixtures and fittings that would be included in the sale is available on request.

The total site of the property subject to confirmation with the Deeds extends to approximately 2 acres, (approx 1acre to the rear, of which is currently unused) and is made up of different structures on-site. The glasshouses we calculate to extend to approximately 4,460 square feet, the polytunnels to approximately 8,000 square feet in total, the detached warehouse building is approximately 1,080 square feet, and the café provides 1,130 square feet, again on a gross internal basis. Stock would be at valuation at the time of completion whereby it is estimated to be in the region of £40,000 (Average).

We understand that no TUPE arrangements re existing employee issues would apply to the sale and this is a rare opportunity to acquire the freehold of an established and profitable garden centre and café in an affluent West Lancashire position. Ingoing parties could provide additional services, retail lines and ancillary offerings to those already offered within the garden centre itself.

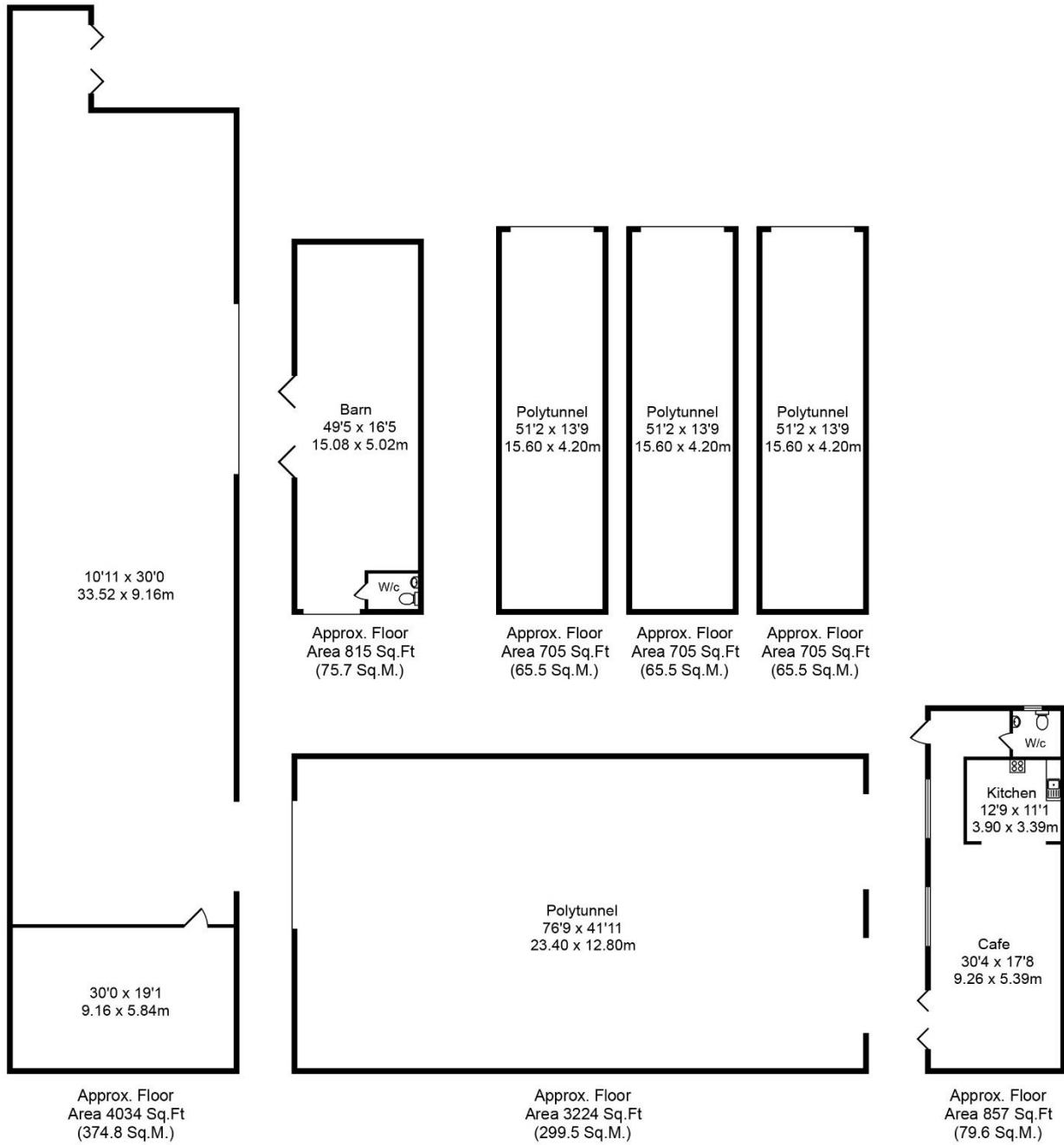
The property is held freehold, a copy of the Land Registry entry is available on request, please note there is a covenant in the Title which stipulates that the property is not to be used for anything except a nursery and garden centre, together with ancillary uses thereto, without the benefactor's prior written consent and approval, which should not be unreasonably withheld or delayed.

The business trades as Primrose Hill Nurseries Ltd, and copies of the Company Accounts are available on request, subject to the signing of an NDA/ Non-Disclosure Agreement.





Accommodation: Floor plans below, not to scale and provided for indicative purposes only, subject to confirmation with the Deeds, we calculate the site extends to approximately 2 acres or thereabouts.







Tenure: Freehold. A copy of the Land Registry entry is available on request.

Asking Price: £385,000 for the freehold property and business, plus stock at valuation.

Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

VAT: We understand VAT would not apply to the property or business purchase - pending written verification.

Legal: Each party is to be responsible for their own legal costs.

Business Rates: The property is listed as having two Rateable Values:

Coffee shop -	Rateable Value	£5,200
Garden centre and premises -	Rateable Value	£8,200

EPC: A copy of EPC is available on request.

Viewing: Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

Details Prepared 26 April 2024

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