



Burniston Nurseries, Coastal Road, Burniston, Scarborough  
Offers Invited £595,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



CPH are delighted to bring to the market this highly successful freehold Garden Centre. Burniston Nurseries is located on the busy A165 Coastal Road, in an affluent area between Burniston and Scalby and lies adjacent to the Scarborough to Whitby Cinder Track (a hugely popular walking and cycling route). The business specialises in selling a comprehensive range of plants, pots, compost, patio furniture and sundries, however we are 'of the opinion', the product range could be expanded to include the sale of bigger items such as sheds or hot tubs. Also, its given its ideal position on the Cinder Track, we feel it could be very profitable to hire bikes out, whilst also creating a café/coffee shop offering – subject to gaining the required planning consent.

The business has traded for 31 years by the same family and is run by the two owners + one full time member of staff and 4-6 part time seasonal staff. The business used to trade all year round but due to the owner's intended retirement, it now trades March through to October. Clearly, any new incoming owner could choose increase the openings but according to the owners "it's a pleasurable and relatively easy business to run with low overheads and operating costs". The business has consistently good trading figures resulting in attractive gross and net profits (accounts are available to view to seriously interested parties).

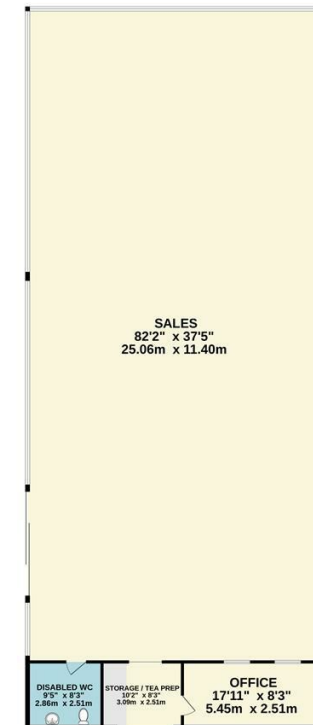


The site benefits from a huge 90m frontage onto the A165 road and has a regular and loyal customer base from Scarborough, Whitby, Filey, Bridlington and Pickering together with the surrounding areas. The business has moved with the times and has a good online presence and has tills linked to their back office EPOS system. **STOCK AT VALUATION. VIEWINGS STRICTLY BY APPOINTMENT ONLY** via the sole agents – CPH Property Services 01723 352235 or [sales@cphproperty.co.uk](mailto:sales@cphproperty.co.uk).



- Extensive Freehold Garden Centre
- Great Trading Figures
- Hugely Popular Northside of Scarborough
- 100% Small Business Rates Relief
- c 3,400 sq ft Indoor Sales Area

GROUND FLOOR  
3382 sq.ft. (314.2 sq.m.) approx.



TOTAL FLOOR AREA: 3382 sq.ft. (314.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Interested? Get in touch:

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Not energy efficient - higher running costs	
Current	Potential



England & Wales	
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Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
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