



BAYTHORPE GARDEN CENTRE AND TEA ROOMS, SWINESHEAD, BOSTON, PE20 3HB

RARE OPPORTUNITY TO ACQUIRE FREEHOLD SMALL GARDEN CENTRE AND ESTABLISHED TEA ROOMS OFFERING POTENTIAL FOR FURTHER DEVELOPMENT

- Established Business situated on the edge of the large Village of Swineshead and located just off the A52 which links Boston and Grantham
- Site area approximately 2 acres upon which has been constructed modern premises providing an established Garden Centre and Tea Rooms with fully fitted Catering Kitchen
- Gross internal area of buildings approximately 2,525 sq.ft (235 sq.m) excluding an external lean-to.
- Established Business opportunity. Accounts for year ending 31 March 2018 showing a turnover of approximately £152,000 and adjusted net profit of approximately £33,500.
- Business sale to include a wide range of trade-related fixtures and fittings and furnishings. Inventory available upon request.

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BROWN & CO

Property and Business Consultants

Price £325,000 Freehold | 2,525 SQ FT

LOCATION

Baythorpe Garden Centre and Tea Rooms occupies an established site at Baythorpe on the outskirts of the large and predominately Residential Village of Swineshead which is located just off the A52 which links the Market Towns of Boston and Grantham, with Boston being some 7 miles to the East.

The Property is situated outside the Village but has a number of Residential Dwellings in close proximity.

DESCRIPTION

The property briefly comprises a detached structure of mixed construction providing a large and predominately open-plan Garden Centre and established Tea Rooms with seating area provided within an attractive Conservatory to the rear of the main premises and where a full Catering Kitchen is also provided together with customer and staff WC facilities.

The property is situated on a site of approximately 2 acres providing a large gravel-surfaced car park to the frontage and where a number of display areas have been surfaced in a variety of materials to the side and rear used as the Garden Centre element of the business and where a further Lean-To is provided to the side of the main structure giving access from the main building to the outside. This is also used for addition Display purposes. We believe that the site offers undoubted further Development potential to enhance the existing business and potentially could at some point in the future offer Residential re-development potential subject to the relevant planning permission being obtained.

ACCOMODATION

The property provides the following accommodation and has been measured on a gross internal area basis:

Description	Sq M	Sq FT
Garden Centre, Catering Kitchen and WC's	203.73	2,193
Conservatory Seating Area	30.82	332
Covered Area/Lean-To	71.10	765
Total NIA	305.65	3,290

SERVICES

We understand that the property is connected to mains electricity and water with drainage being to a private septic tank. We understand that mains gas is not available in this location.

We have not carried out tests in respect of any of the services or appliances believed to be connected to the subject property and interested parties should arrange their own tests to ensure that services and appliances are in good working order prior to entering into a commitment to purchase this property and business.

TOWN AND COUNTRY PLANNING

The property has been used for a number of years as a Garden Centre and Tea Rooms and as such has an established use.

Prospective purchasers should make their own enquiries regarding planning-related matters via the Planning Department at Boston Borough Council Tel: 01205 314200.

BUSINESS RATES

The property is assessed under the 2017 Rating List as a Garden Centre and Premises with a Ratable Value of £9,800.

Subject to the prospective purchaser meeting certain criteria, it is possible that 100% exemption from the payment of Business Rates could be claimed via the purchaser in respect of this property.

THE BUSINESS

Brown & Co are in possession of accounts for the business known as Concreation for the years ending 31 March 2017 and 2018. The latest accounts in our possession show a turnover for the year ending 31 March 2018 of just over £152,000 and an adjusted net profit of approximately £33,500.

Copies of the accounts in our possession can be supplied to seriously interested parties only upon request and following a full inspection of the property having been undertaken.

TENURE

The property is to be offered to the market by way of a freehold title with vacant possession to be granted upon completion of a sale.

VAT

Prospective purchasers are advised to make their own enquiries as to whether or not the property is elected for VAT prior to making an offer for the freehold interest.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in respect of any sale negotiated.

EPC RATING

The property has an EPC Rating of D81.

PRICE

The freehold interest in the premises occupied by Baythorpe Garden Centre and Tea Rooms together with the external site area and the business known as Concreation together with a wide range of trade-related fixtures and fittings and furniture is available at a combined asking price of £325,000. An inventory regarding the trade-related fixtures and fittings and furniture to be included within the sale can be provided by Brown & Co upon request via our clients.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the Sole Letting Agent:

Brown & Co
5 Oakwood Road
Lincoln
LN6 3LH
Tel: 01522 457800



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