



Middlecombe Nursery, Wrington Road, Congresbury, North Somerset, BS49 5AN

Guide Price £1,250,000 plus stock

Reference Number: 3818250

Christie & Co are delighted to bring to the market a fantastic award winning family run independent Garden Centre and Café . The site is freehold and in all around 3 acres and does offer potential longer term change of use opportunities.

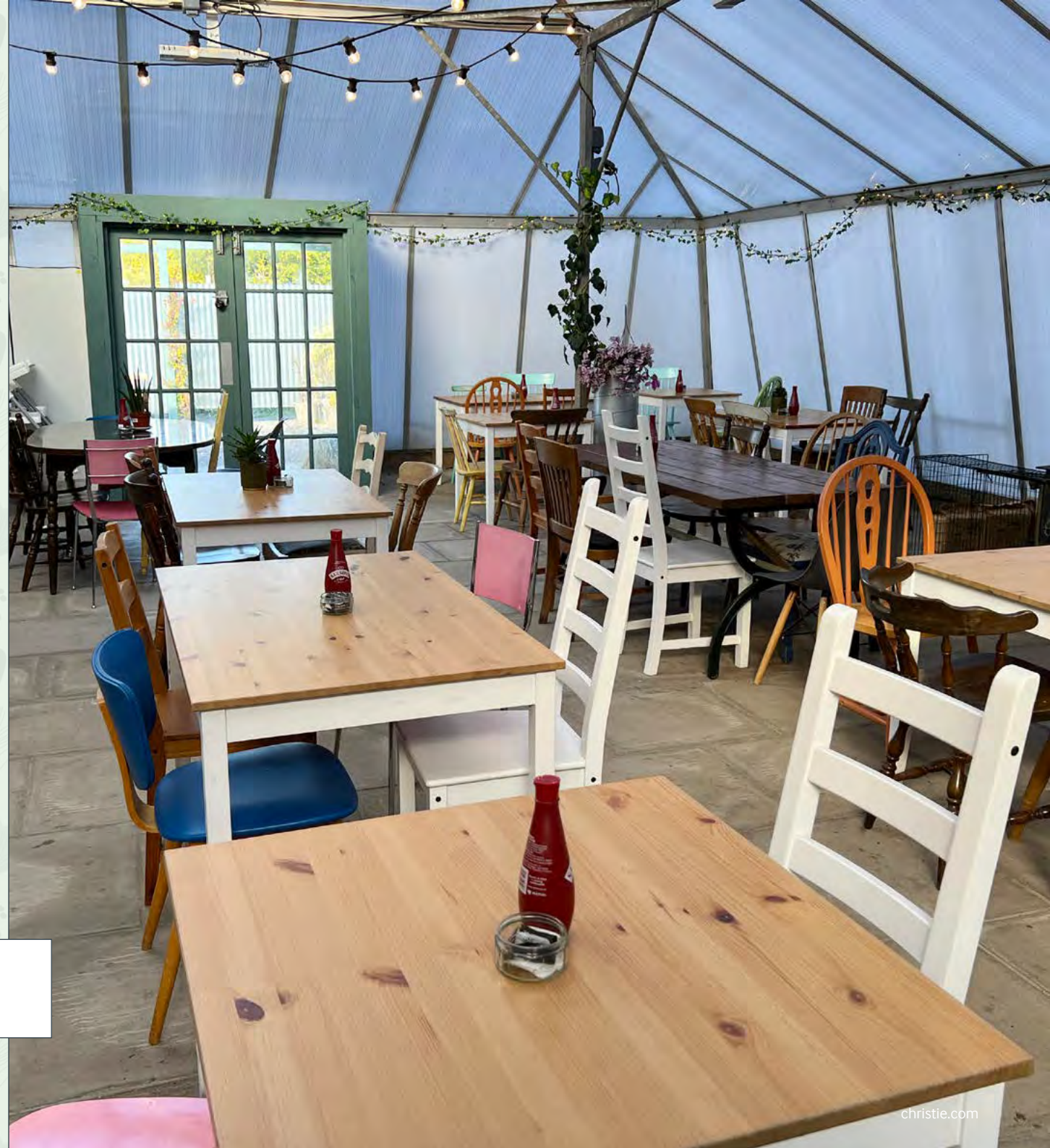
The site is located just off the A370 between Bristol (12 miles) and Weston-super- Mare (8 miles) on the edge of the village of Congresbury in North Somerset.



KEY INVESTMENT HIGHLIGHTS

- Strong financial performance YE 30th April 24. Turnover £957,087, ANP £137,284
- Recent works to Café and outdoor Pizza Restaurant increasing food and beverage income
- Potential to add concession income
- Full team of staff manage the business day to day
- Strong underlying land value
- Superb local reputation and loyal customer base
- New housing development by Bovis Homes with 50 new houses across the road

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THE OPPORTUNITY

The business has huge scope to grow, in recent years the owners have added the café and in 2021 finished the new outdoor food area which includes a bar and Pizza oven. Incoming purchasers could continue to grow these new revenue streams.

At present the garden centre does not have any third party concessions, should the new owner develop the site there is considerable potential to bring in retail partners on concession leases that could help to drive footfall and reduce the seasonality of the trade as well as bringing good stable monthly income.

Whilst the owner has not ever submitted any planning applications for a change of use and do intend to sell the business as a going concern, it should be noted that the location does appear to offer considerable longer term potential as a development site. The seller is happy to pass on all of this potential upside without the inclusion of any overage clauses.



LOCATION

Middlecombe Nursery is located within the village of Congresbury which is located on the Mendip Hills in North Somerset. It is close to the major city of Bristol and is well connected by the main A370 which is just off the M5.

The latest census data shows there to be 941,491 people living within a 25 km radius of the garden centre. The demographics are favourable with the percentage of home ownership a little above the national average, above average employment levels and a large proportion of the local population being in the top 3 social class sectors, which suggests the probability of above average levels of disposable income.





SITE INFO

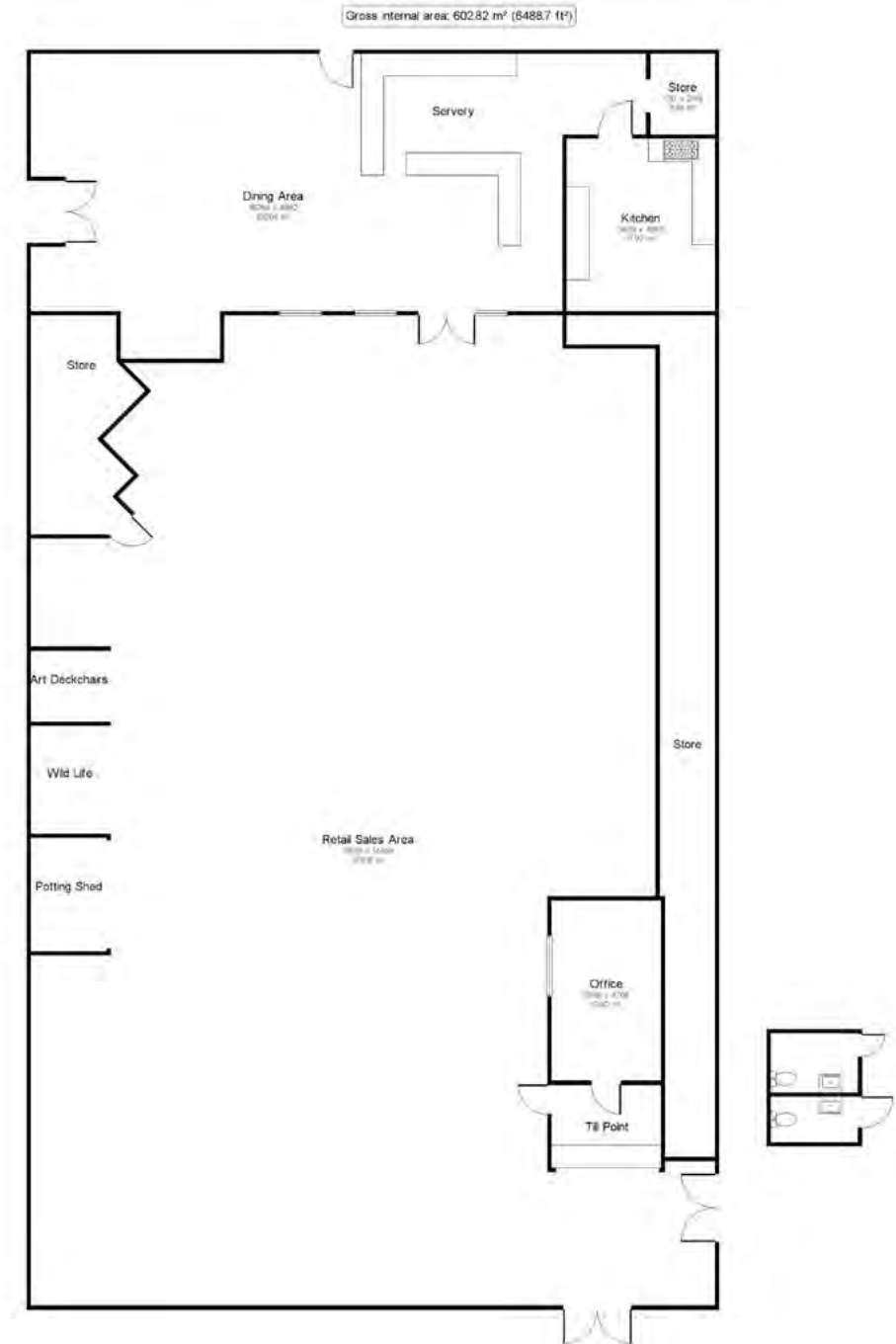
The site is set back from the road, accessed via a short private driveway which leads directly to the customer parking area.

The main building is a modernised glasshouse with a gross internal area of 602.82 sqm (6488sqft). The largest section of this building is used as the main indoor sales area which features a range of display sections including Floristry, Plant Care, Potting Shed, Indoor Plants, Wildlife Den, Gardenalia and Vintage. There is also an office and customer till point. The remainder of the building is used as the Café which includes a large dining area, servery and professional kitchen.

Just beyond the café is the newly created outdoor seating area which includes a brick built pizza oven, the owners have hosted a number of pizza evening events that have been well supported by the local community.

The owners grow a large number of the plants that they retail and have five poly tunnels on site. The plant sales area is well laid out which a wide range of display tables and good signage.

The owners also keep an area of the site as a garden, showcasing the plants and providing a nice calm area for customers to soak up the surroundings.



FINANCIAL SUMMARY

The business year end is 30th April, below is table summarising the last 5 years financial statements, full accounts and detailed sales showing sales by category are available upon request.

	2020	2021	2022	2023	2024 (management acc).
Turnover	694,304	1,055,226	866,234	882,039	957,087
Gross Profit	-	447,063	338,633	360,877	432,553
Adjusted Net Profit	58,464	191,585	90,661	91,304	137,284



OPENING HOURS

10am – 5pm

Monday – Saturday

10am – 4pm

Sunday

CAFÉ HOURS

10am – 3:30pm

Tuesday – Sunday

Closed on Mondays

STAFF

The business is run by the owners with the assistance of around full and part time staff and additional casual labour which can be drafted in for busy weekends.

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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