

# Sturmer Nurseries, Church Walk, Sturmer, Haverhill, Suffolk, CB9 7XD

*Freehold: Guide Price £2,000,000 plus stock. Leasehold: Goodwill Premium £500,000.  
Annual Rent £100,000 plus stock*

**Reference Number: 4210912**



Christie & Co are delighted to bring to the market a fantastic independent Garden Centre and Tea Rooms. The site is freehold and in all around 2.76 acres, it is located on the A1017 a major road linking the regional centres of Cambridgeshire and Colchester.

The family run site was established in 1982 and has an excellent reputation and many loyal customers. In 2014 a stunning new architect designed building was erected to house the garden centre shop and tea room.

The site has huge scope for further development with a large glasshouse and store (formerly retail) that could be developed to add further retail space and potentially concessions. To the rear of the site is a parcel of land of around 0.419 acres that is currently undeveloped but that offers the potential for further storage, parking or other concessions.



## KEY INVESTMENT HIGHLIGHTS

- Good quality buildings and further scope to add additional buildings and car parking
- Strong Profit Margins:
  - 2022 ANP £217,349
  - YE 31st Dec 2021 ANP - £229,963.
  - 2020 ANP - £220,424
- The 43 weeks from Jan 1st 2022 show a running total sales of £978,626 which is ahead of 2021.
- The business only trades 6 days per week
- Affluent local demographic and many new housing schemes in the local area
- Main road location, level site and attractive plant area

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TO TAKE A VIRTUAL TOUR OF THE PROPERTY



## THE OPPORTUNITY

The Business is available on a freehold or leasehold basis. It is anticipated that the new lease would be a 25 year term, with the starting rent at £100,000 per annum.

It has huge scope to grow and take advantage of the excellent trading position and relatively low levels of nearby garden centre competition. The business would make an excellent lifestyle business for new owners or would make an excellent addition to the portfolio of a larger garden centre group who could bring greater brand awareness and drive profitability through greater economies of scale.



# LOCATION

Sturmer Nurseries is located between the village of Sturmer and the larger town of Haverhill, which is just over a mile away and expanding with a major new housing development on the northern side of the town. The site benefits from a large rural catchment area of West Suffolk, North East Essex and South Cambridgeshire and according to the latest census data 173,711 people live within a 20km radius of the garden centre.



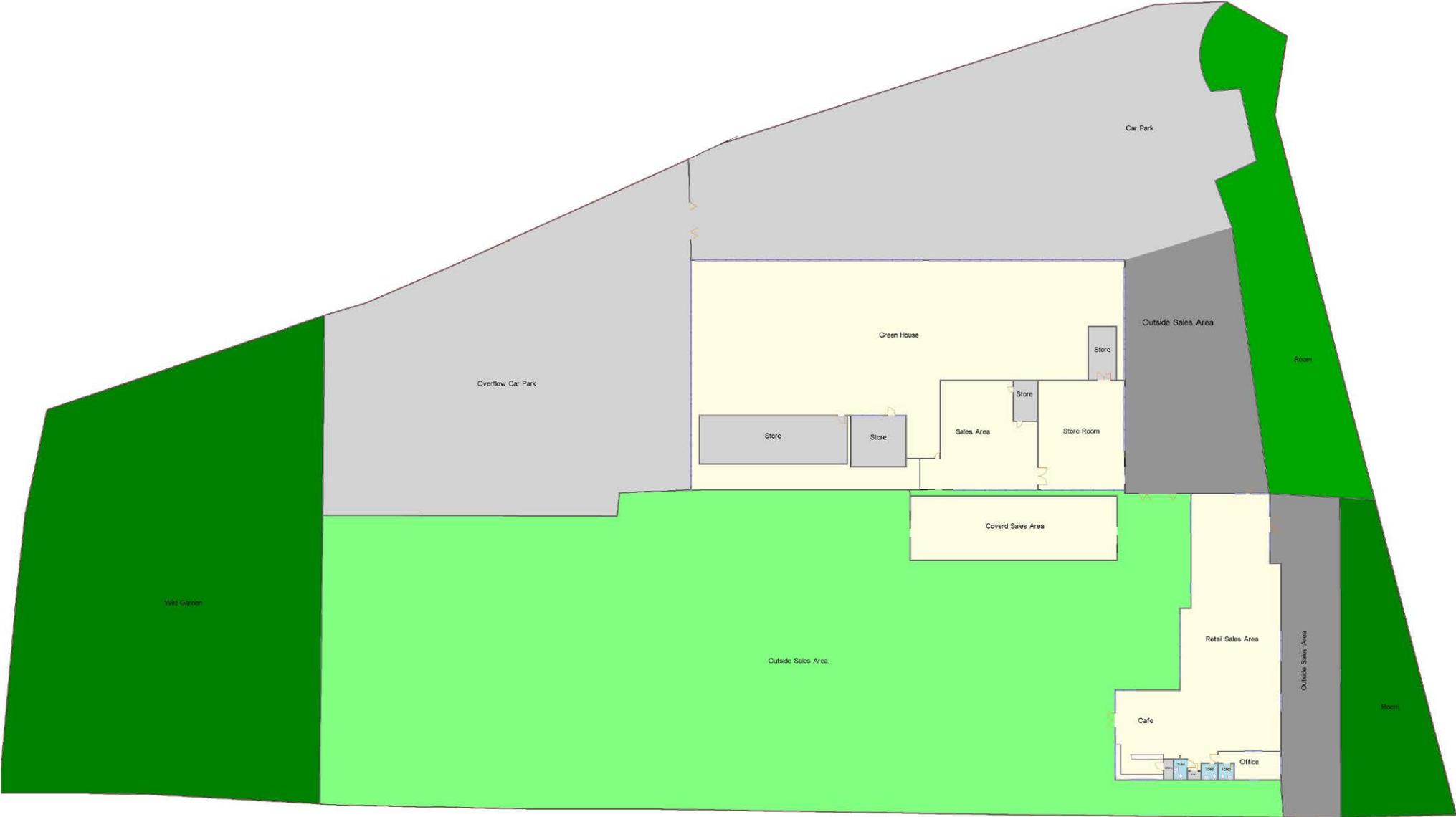


**HYDRANGEAS (ALL VARIETIES)**  
 Best planted in semi-shade in a rich well-drained soil. Blue varieties will turn pink in the autumn. Because of the delicate foliage, they are recommended that they are grown in a large container. Cut in some from (specimens) for use in floral arrangements. They are also used in floral arrangements. They are also used in floral arrangements.

**NEW GUINEA BUSY LIZBIE**  
 \$4.99 EACH

**SHRUBS**  
 4-6 FT

SITE PLAN



Site Plan

## SITE INFORMATION

The site is roughly level with a wide frontage to the main road offering good visibility of the garden centre to passing traffic.

There are 3 main structures onsite, firstly the large glass house that used to form the plant growing and main sales area of the business but is now used for stock and a limited amount of retail. There is a large steel framed poly tunnel that was installed around 2017 and now creates a great covered sales area.

The main building was granted permission in 2014 and has a striking design with an elegant roof line, timber clad elevations and large double glazed modern windows. The vaulted internal roof

adds interest which is reflected in the excellent online reviews where the business has a 5-star rating for "atmosphere".

The tearoom is well appointed with a modern feel and good quality display units and fixtures and fittings. The café has the benefit of overlooking the plant area and around 30 internal and 20 external covers. There is scope to expand the seating both inside and outside.

The plant area is well laid out and has the feel of a walled garden with tall hedging enclosing the space. The business also benefits from a children's play area with modern timber play equipment which was installed in 2019.





## FINANCIAL SUMMARY

YEAR END 31 DEC	2019 (€)	%	2020 (€)	%	2021 (€)	%	2022(€)	%
Turnover	868,676		757,904		899,588		912,158	
Gross Profit before wages	418,865		382,491		402,162		463,333	
PBT	37,738	4.34%	126,457	16.69%	5,305	0.59%	16,815	1.84%
<b>Addbacks</b>								
Directors Salaries	17,860		17,680		17,680		24,005	
Directors Pensions	65,779		65,802		144,996		112,604	
Internal Rent	50,000		50,000		50,000		50,000	
Use of home	520		520		520		520	
Depreciation	15,713		12,115		10,573		9,028	
Consultancy	600		600		1,095			
One off legal costs	1,080		1,190		1,085		4,377	
Donations			500		500			
One off building improvements					10,000			
Total Addbacks	151,552		148,407		236,449		200,534	
<b>Less</b>								
Government grants			45,440		3,791			
Covid business rates relief			9,000		8,000			
Adjusted Net Profit	189,290	21.79%	220,424	29.08%	229,963	25.56%	217,349	23.83%





## OPENING HOURS

9.00am – 5.30pm

Mon, Tue, Wed, Friday, Sat

10.00am – 4.00pm

Sunday

closed

Thursday

## STAFF

The business is run by the owners with the assistance of around 18 full and part time staff and additional casual labour which can be drafted in for busy weekends.

## REGULATORY

EPC B 33

## 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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