



Brynawel Fuchsia & Garden Centre, Sully Road, Penarth, Vale of Glamorgan, CF64 2TR

*Freehold: Guide Price £1,295,000*

Reference Number: 4210984

We are instructed to offer to the market for the first time in two generations a well-established freehold garden centre which is situated on a substantial c. 4.86 acre site in a beautiful setting close to the hugely popular Coastal town of Penarth and around 3 miles south of Cardiff, the capital of Wales.



## KEY INVESTMENT HIGHLIGHTS

- 4.86 acre site
- Considerable potential for development, subject to obtaining the necessary consents
- Adjusted Net Profit Y/E Oct. 2022: £171,748. 2021: £228,566
- Substantial sales area, requiring some modernisation
- Steel framed warehouse with office and a wide range of glasshouse and polytunnels
- c. 70 parking spaces

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TO TAKE A VIRTUAL TOUR OF THE PROPERTY.



## THE OPPORTUNITY

Brynawel Garden Centre has been run by the Fisher family since its establishment in 1976. The business has a strong horticultural tradition and the owners do still grow many of the plants that are sold. The centre stocks a wide range of horticultural sundries including tools, landscaping products, compost and garden chemicals, plant pots, garden furniture, kiln dried logs and much more besides.

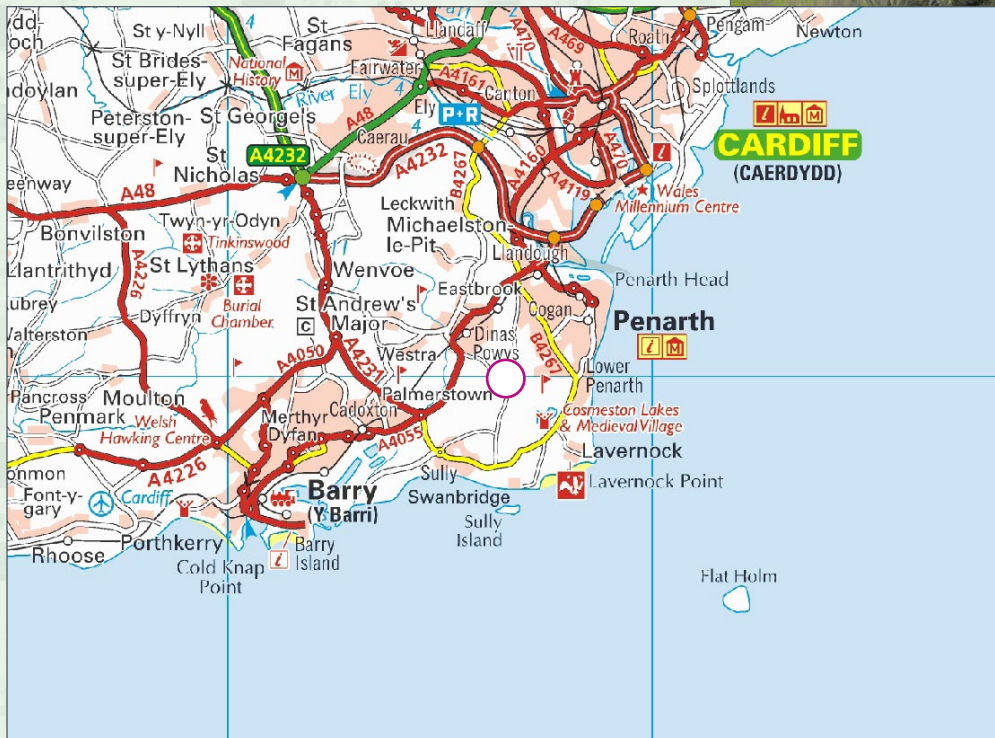
The centre does not have any form of café or any onsite concessions, both represent a considerable opportunity for the new owners.

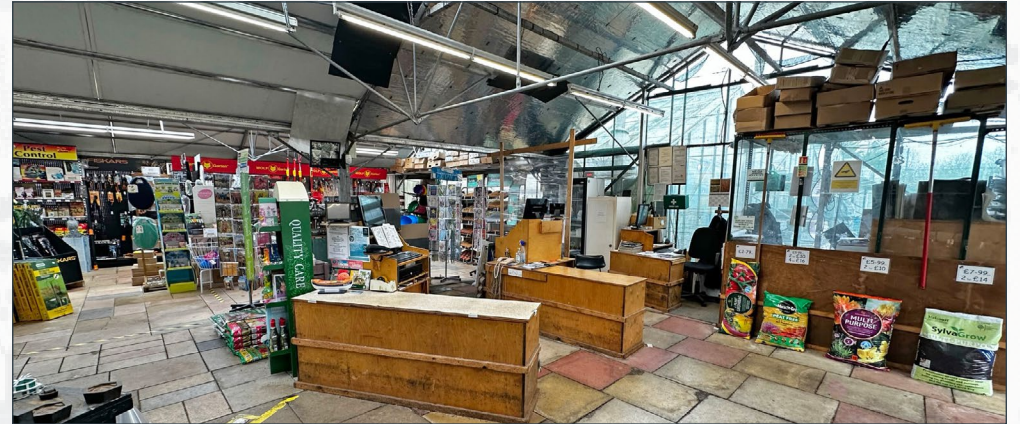


## LOCATION

The centre is located just off the Sully Road that links the town of Penarth with the large village of Sully. The centre caters to customers from the nearby city of Cardiff as well as the upmarket seaside town of Penarth and the surrounding area.

According to the latest census data 861,101 people live within 25km of the site and levels of home ownership without a mortgage are above the national average whilst the total number of rented households is below the national average.





## SITE INFO

The substantial site is accessed via an access road from Sully Road. It is gently sloping with a large tarmac parking area to the front of the main glasshouses. The main plant retail area is to the north of the retail glasshouses. Owing to its history as a specialist fuchsia grower the site has an excellent range of substantial glasshouses and a number of poly tunnels.

Adjacent to the property is Downs-Side Riding and livery Centre and Cattery.

The site is not in a flooding zone, nor is it an area designated as Green Belt or AONB

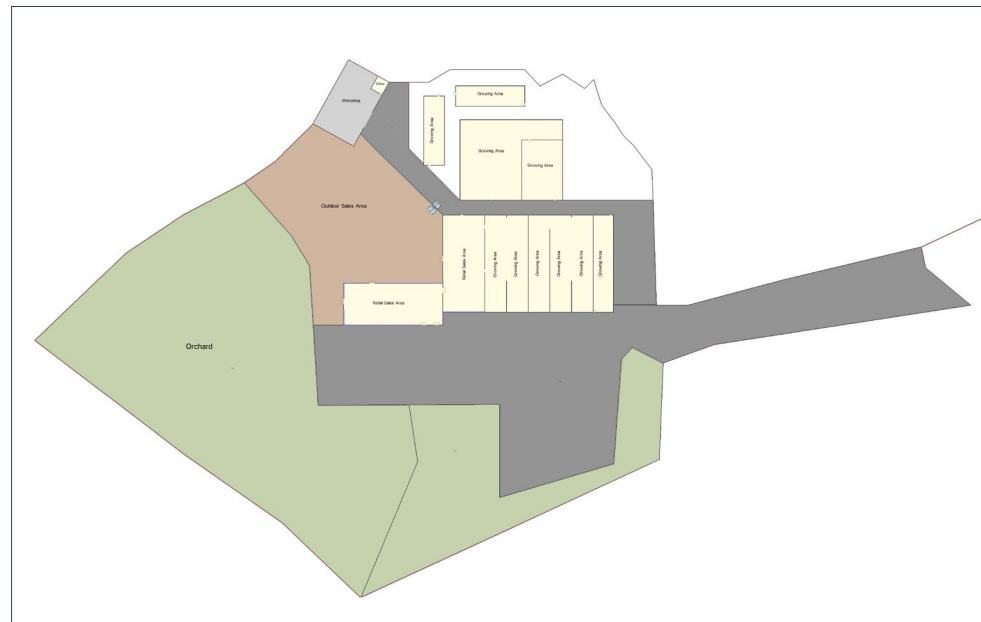
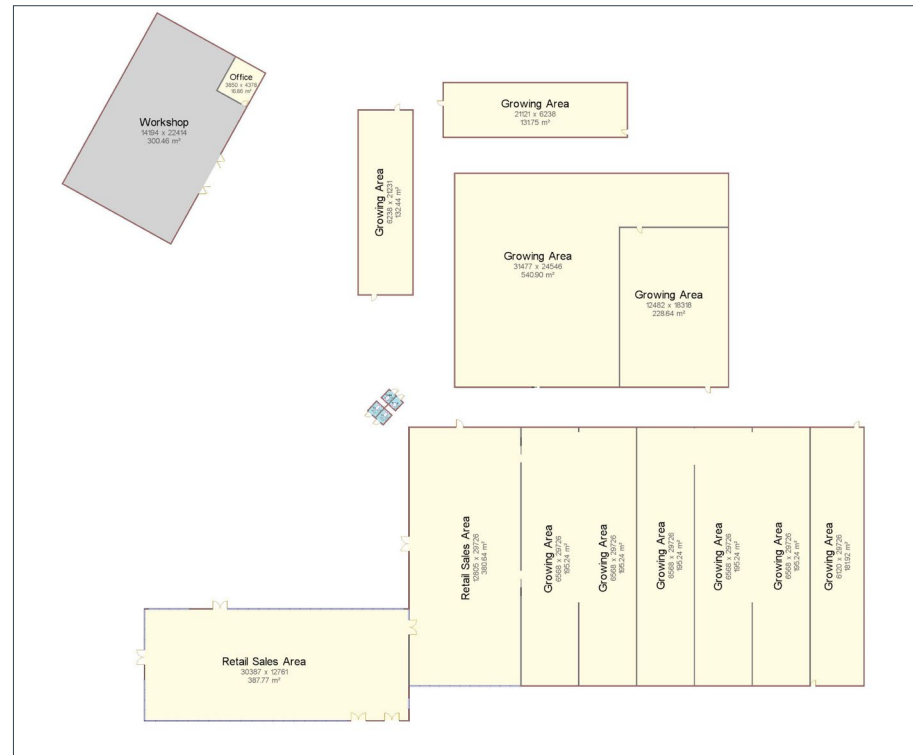
## SERVICES

The heated buildings on site use an oil-fired system.

The property is on mains water but not mains drains so has a septic tank.

The site has mains water supply.

The property benefits from 4kw solar panel system. The electricity supply is single phase, with a back up generator.



## FINANCIAL SUMMARY

The business year end is 31st October, below is table summarising the last four years financial statements, full accounts and detailed sales showing sales by category are available upon request.

	2019	%	2020	%	2021	%	2022	%
<b>Turnover</b>	<b>346,580</b>		<b>455,715</b>		<b>543,834</b>		<b>443,335</b>	
Gross Profit	167,949		226,626		248,904		210,220	
<b>Staff Costs</b>								
<b>PBT</b>	<b>87,424</b>	<b>25.22%</b>	<b>172,742</b>		<b>149,371</b>	<b>27.47%</b>	<b>135,916</b>	
<b>Addbacks</b>								
Directors Salaries + Pension Contributions	25,992		25,992		75,992		25,992	
Depreciation	3,643		3,082		4,582		3,849	
Donations					600			
Finance Costs			7,823		8,021		5,991	
<b>Total Addbacks</b>	<b>29,635</b>		<b>36,897</b>		<b>89,195</b>		<b>35,832</b>	
<b>Less</b>								
<b>Government Grants</b>			<b>25,000</b>					
<b>Business Rates Covid Rebate</b>					<b>10,000</b>			
<b>Adjusted Net Profit</b>	<b>117,059</b>	<b>33.78%</b>	<b>184,639</b>		<b>228,566</b>	<b>42.03%</b>	<b>171,748</b>	



## OPENING HOURS

9am – 5pm

Monday – Saturday

10am – 4pm

Sunday

## BUSINESS RATES

We are informed that the rates payable for 2022/2023 are £4080.

## 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:

**Tom Glanvill**

**Director – Retail**

T: +44 (0) 1962 833 803

M: +44 (0) 7526 176 391

E: [tom.glanvill@christie.com](mailto:tom.glanvill@christie.com)





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