

BROWNS FARM SHOP

📍 BATTLE ROAD, ROBERTSBRIDGE, EAST SUSSEX, TN32 5JG

FREEHOLD GUIDE PRICE: £250,000 PLUS STOCK



We are instructed to offer to the market an established farm shop which is located just off the main A21 in the village of Robertsbridge. The site has high levels of passing traffic and a good local catchment.

The business offers a wide range of local produce as well as horticultural products, bakery, dairy and meat items.

The business offers huge scope for an incoming purchaser to develop the range of products available and potentially add a café, alcohol and a wider range of food to go.



KEY INVESTMENT HIGHLIGHTS



Circa 1/4 acre site, offering potential for a wide range of commercial business uses, subject to obtaining the necessary consents.



Considerable scope to add coffee and food to go



Potential to obtain a premises licence to sell alcohol, subject to obtaining the necessary consents



Ample customer parking



Potential to add online sales, home delivery and outside catering to increase turnover



Multi income stream business



Browns farm shop has an excellent local reputation and occupies a great location for a farm shop. The local demographic is affluent and the latest census data showing there to be over 33,000 people living within a 10km radius of the site.

The owner does not work in the business on a full time basis, it is anticipated that a new owner who takes a more hands on approach would be able to drive the business forward and capitalise on the wide range of possibilities that are open to the business to increase revenue.



SITE INFORMATION

The L shaped building has a wide frontage offering potential for the retail of plants, produce and other items such as logs and kindling from the front of the site. The timber building is approximately 74.11sqm (797.7sqft) and comprises of a retail sales area, prep area, store and kitchenette and a commercial cold store.

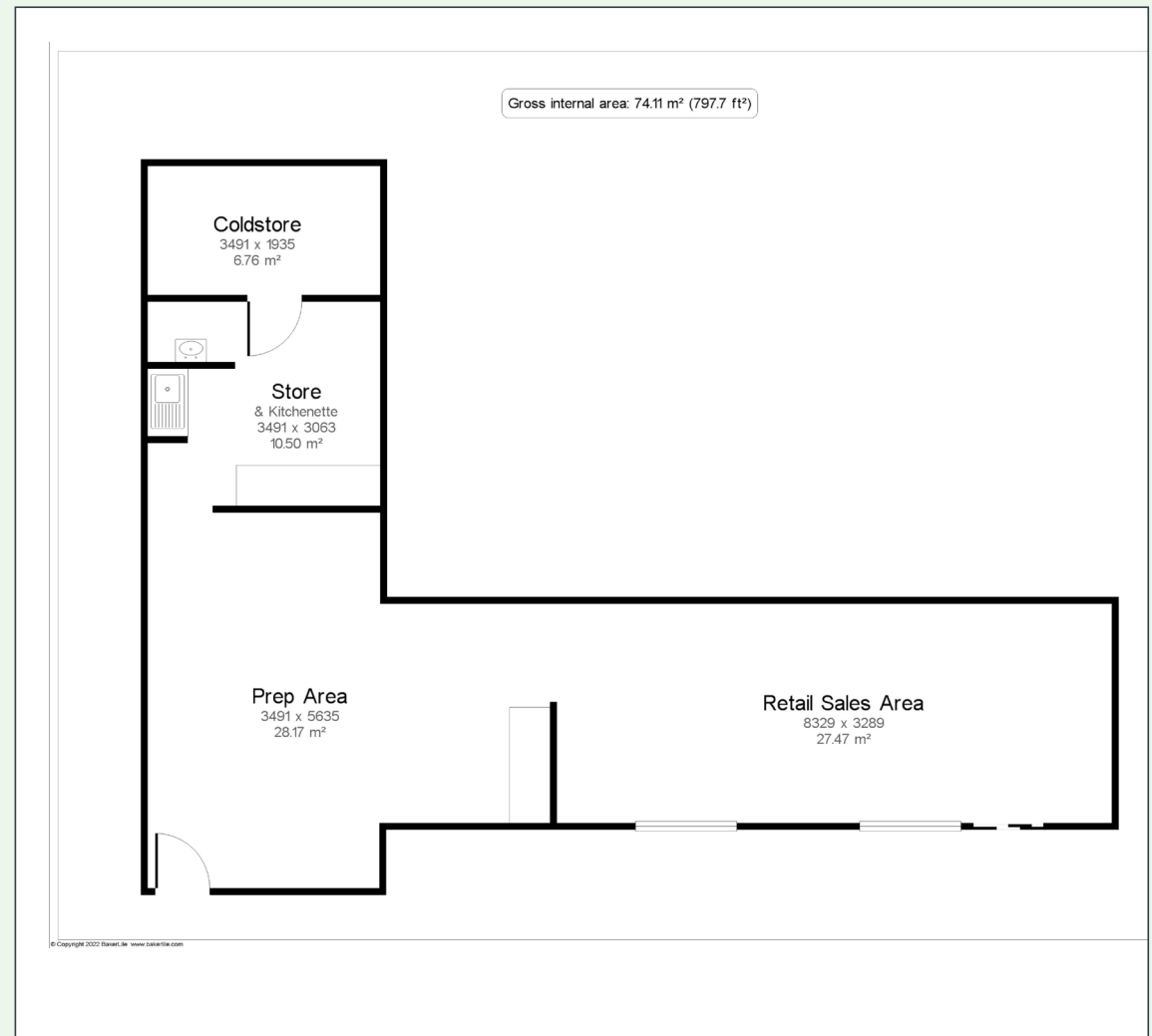
The parking area is immediately in front of the shop and the site offers easy access for larger delivery vehicles.

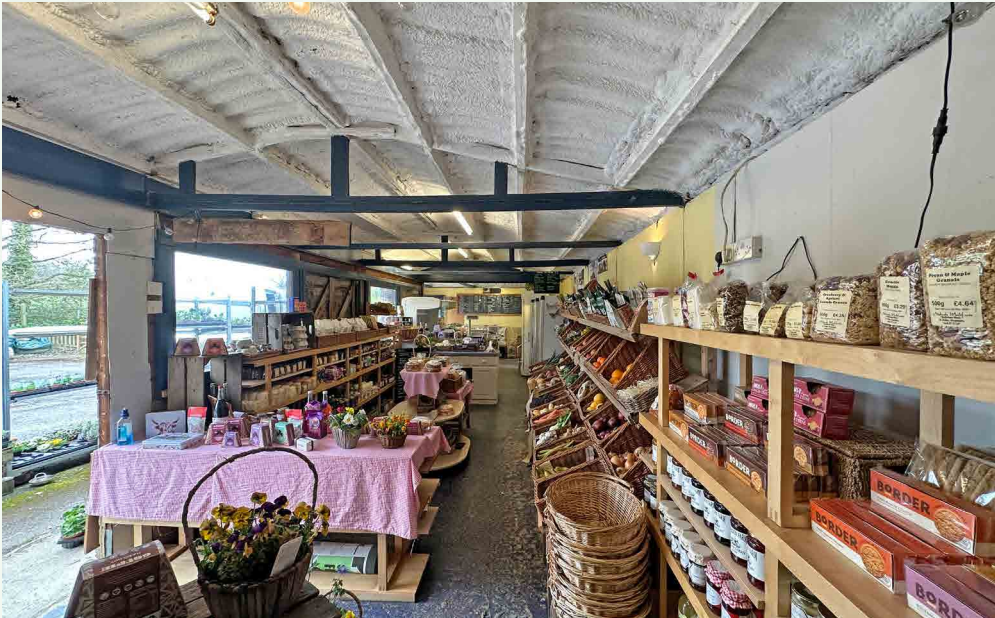
To the rear of the property is a large, level grassed area that could potentially be utilised to a greater extent.

FINANCIAL SUMMARY

Full accounting details are available to interested parties, the table below shows business turnover in the last few years.

Year ending 5th April	2020	2021	2022
Turnover	£222,451	£275,372	£215,419







OPENING HOURS

10.00am - 5.00pm

Monday & Tuesday

9.00am - 5.00pm

Wednesday - Saturday

10.00am - 4.00pm

Sunday

STAFF

The business is run by the owner with the assistance of 3 part time staff members. It is anticipated that staff will transfer with the business under TUPE rules.

BUSINESS RATES

The rateable value of the site is currently £5,700 meaning that the business qualifies for full small business rates relief, meaning nothing is payable.



CONTACT

No direct approach may be made to the business.

For an appointment to view, please contact the vendor's agent:

Tom Glanvill
Director – Garden Centres & Retail
M +44 (0) 7526176391
E tom.glanvill@christie.com

CONDITIONS OF THESE PARTICULARS

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.

