

PONTARDDULAIS GARDEN CENTRE



Allt-y-Graban Road, Pontardulais, Swansea, SA4 8DS

FREEHOLD: GUIDE PRICE: £2,995,000 plus stock. Bungalow: Available by sperate negotiation



We are instructed to offer for sale Pontardulais Garden centre, a large freehold family run garden centre established in 1969. The large site has a large purpose built garden centre with restaurant, landscaping centre, large plant area and a variety of concessions bringing additional income.

The site is approximately 6 acres and is located just off the A48 around 8 miles north of Swansea and around 7 miles east of Llanelli. The site is broadly flat and has considerable potential for further development, in particular to the north of the site. In addition to the garden centre the site also has a large ornamental pond which provides additional interest for customers.

The 3 bedroom bungalow is currently let on an assured shorthold tenancy but is also available by separate negotiation.



KEY INVESTMENT HIGHLIGHTS

Freehold site circa 6 acres

Main building extended in 2012 and good quality concession retail units

YE Jan 2024 adjusted net profit £530,600. This equated to over 20% annual return on investment.

YE 31st Jan 2022 -
Turnover £2,427,860 and ANP c. £832,326

Excellent site for regional or national garden centre operator

Detached 3 bedroom bungalow available by separate negotiation

Considerable scope to add concession income & limited local competition



[CLICK HERE TO VIEW A VIRTUAL TOUR OF THE PROPERTY.](#)



[CLICK HERE TO VIEW THE SITE VIDEO.](#)

THE OPPORTUNITY

The garden centre has been in family ownership for many generations and has grown over time to one of the highest turnover sites in South Wales. The large site has considerable scope for further development which could include erecting new buildings on the northern part of the site, taking the landscaping concession back in house which could potentially significantly boost site turnover and profitability.

One of the larger concession buildings is currently occupied by a family member who is running a small business from the unit, but this could be let on a new commercial lease to a wide range of potential tenants such as dog grooming, veterinary services, farm shop or other retail, it is anticipated that the potential rent for this unit could be in the region of £25,000 - £30,000.



Detached Residential Property – Available by separate negotiation

On the southern side of the site, to the left of the entrance, is Ger y Nant a detached 3 bedroom bungalow, offering 135sqm (1456sqft) of accommodation, which includes a large 19' x 14' 4 living room, kitchen, dining room and family bathroom as well as a large double garage. The house is currently let on an assured short hold tenancy agreement with an annual rental income of £9,000.

The house has an energy performance rating E (52).



Pontardulais Garden Centre is located on the outskirts of the town of Pontardulais, but has a large catchment with people traveling from the large number of nearby towns and villages, as well as from the larger local centres of Swansea, Llanelli and Gorseinon. The site is also well placed to benefit from the large numbers of tourists that visit the nearby Gower Coast and Brecon National Park.

According to the latest census data 485,546 people live within a 25km radius of the site with a higher than national average proportion of these (36%) being home owners without a mortgage and over 30% owning with a mortgage.



FINANCIAL SUMMARY

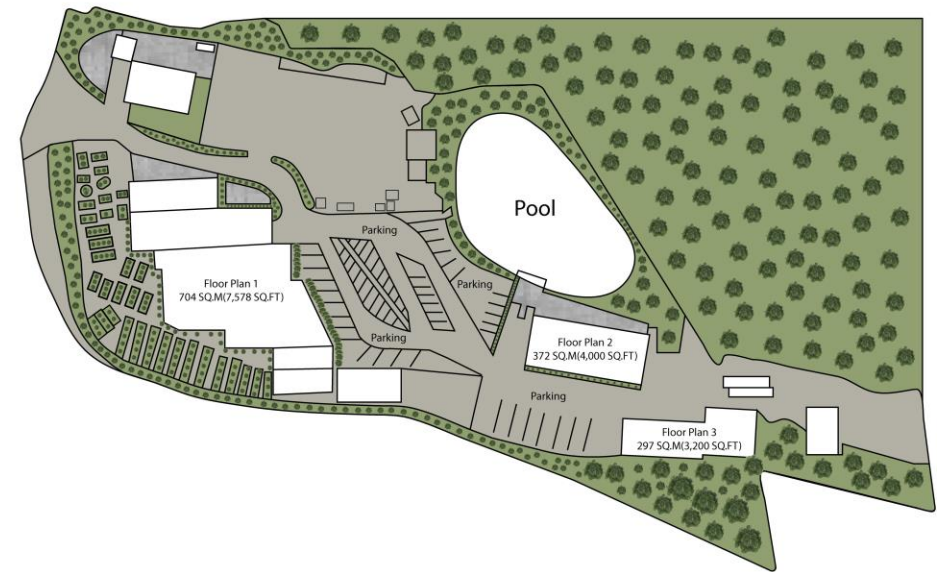
Full financial statements and detailed sales reports, showing sales by category are available upon request. The table below shows the Garden Centre trading information.

YE 31 Jan	2024	2023
Turnover	2,156,911	2,239,640
Gross Profit	1,084,163	1,045,516
Adjusted Net Profit	530,600	609,986

The King Acre licence has expired and the owner intends to take this back and run the stone centre inhouse. The owner anticipates that this will add in the region of £400,000 to the annual turnover.

Tenant	Current Rent	Start Date	Lease Length
Maidenhead Aquatics	35,000		
King Acre Landscaping	25,000		
Furniture Showroom	Est. 25,000	N/A	N/A

SITE PLAN



SITE PLAN





OPENING HOURS

9.00am – 5.30pm

Monday – Saturday

10.30am – 4.30pm

Sundays and Bank Holidays

BUSINESS RATES

The present rateable value of the site is £62,000, the amount payable is currently £33,000.

STAFF

The owner runs the garden centre with the assistance of 24 members of staff, which includes a management team. The ongoing annual staff bill is anticipated to be around £420,000.

The staff will transfer with the business under TUPE rules.

SERVICES

The site has the benefit of 3 phase electric supply, mains drainage and LPG Gas.



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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CONDITIONS OF THESE PARTICULARS

These sales particulars are prepared as a general guide to the property (which expression includes business and trade content, if any, included in the sale) for the convenience of a prospective purchaser or tenant (an "acquirer") and are intended for business people familiar with commercial transactions. If you are not sure that you fit this description you should take relevant independent advice before proceeding further. Christie & Co ("the Agent") for themselves and for the vendors, owners or landlords of the property (together the "Client") whose agents Christie & Co are, give notice that: (a) These particulars are made without responsibility on the part of the Agent or the Client; they do not obviate the need to make appropriate searches, enquiries and inspections, nor do they constitute any part of an offer or contract, and statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy himself, by inspection or otherwise, as to their correctness and any error, omission or misdescription therein shall not affect or annul the sale or be grounds for rescission or compensation; (b) The Client does not make or give, and neither The Agent, nor any of their employees has any authority to make or give, any representation or warranty whatsoever in relation to the property; (c) The Agent has not carried out a detailed survey, nor tested the services, appliances and specific fittings; (d) Dimensions (where given) are approximate and should be verified by an acquirer; and (e) Any accounts or financial statements or registration information provided to an acquirer are provided on behalf of the Client by The Agent, who cannot therefore offer any guarantee of their completeness or accuracy, and accordingly shall not be liable for any loss, damage, cost, expenses or other claims for compensation arising from inaccuracies or omissions therein. These details were believed to be correct at the date of publication but their accuracy is not guaranteed. Subject to contract. Copyright reserved The Agent. April 2023.

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.

