

HARE HATCH SHEEPLANDS



London Road, Hare Hatch, Berkshire, RG10 9HW

GUIDE PRICE: £3,000,000 Plus stock



Christie and Co are delighted to bring to the market this family run freehold garden centre. The business occupies a large site in a main A road position, close to the regional centres of Reading, Henley-on-Thames and Maidenhead. In recent years the owners have obtained planning permission for a remodelling of the site and have also added a number of good quality concession tenants to the site, boosting revenue and the range of products and services offered to the customers.



KEY INVESTMENT HIGHLIGHTS



8.88 acre freehold site



Planning permission for 282 car parking spaces



YE 31st Aug 2022
Adjusted Net Profit
£341,156



Strong concession income
(currently in excess of
£100,000)



Multiple income streams including Farm Shop, café and other concessions. There is considerable scope to build further concession income and intensify the use of the existing buildings



Hare Hatch Sheeplands is one of the largest freehold garden centres to come onto the open market in recent years, the site has a strong trading history and is a valued community resource, loved by its customers and a meeting point for residents of Wargrave and Twyford. The site has a large number of buildings which cover a significant proportion of the site.

The centre would be an ideal site for a multiple chain operator to bring their brand and operating model to this well-located centre, or for a local independent operator to take on a highly profitable garden centre with clear opportunities for further development and improvement. In particular the large field to the south of the site which offers a wide range of opportunities.

Planning Permission

We have had sight of a draft decision notice from Wokingham Borough Council, giving consent, subject to the signing off of conditions, for the redevelopment of the existing mixed-use site to a new garden centre with, associated play area, allotments, re-configured parking (282 spaces), landscaping and other associated infrastructure. Replacement of café, demolition of existing glasshouses and retention of existing farm shop, site office and toilet block.



LOCATION

Hare Hatch Sheeplands is located on the south side of the A4 at Hare Hatch, approximately five miles east of Reading, four miles south of Henley on Thames and five miles west of Maidenhead, thus benefiting from a large and affluent catchment population. The latest census data shows there to be 1,008,429 people living within a 20km radius of the site, furthermore the statistics show there to be higher than national average home ownership and above national average percentage of individuals in the higher paid SEC1, SEC 2 and SEC 3 sectors.



FINANCIAL SUMMARY

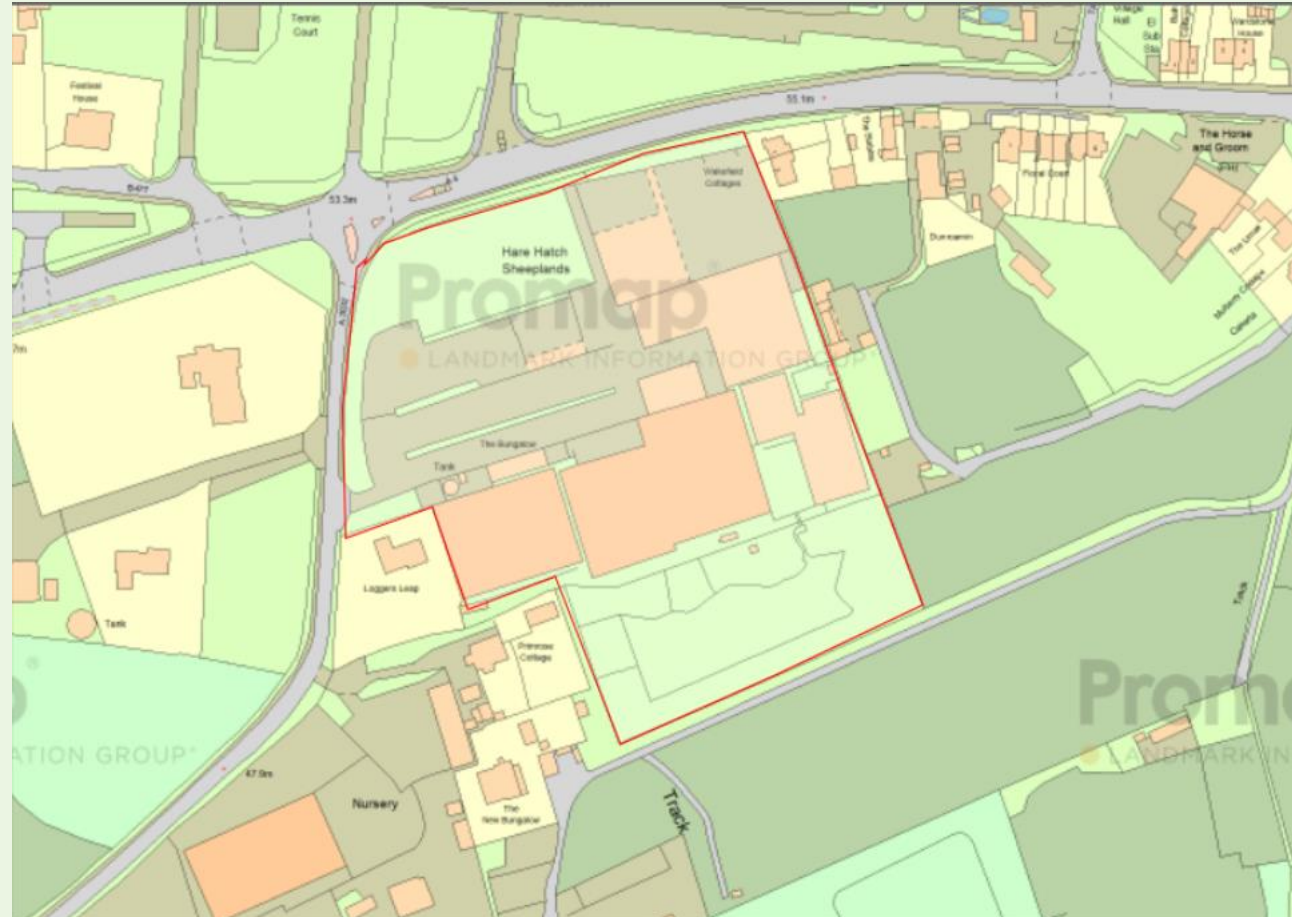
	AUG-22	AUG-21
Turnover	£1,622,154	£1,758,407
Gross Profit	£798,368	£696,317
Adjusted Net Profit	£341,156	£376,286

Full financial statements and detailed sales reports, showing sales by category are available upon request

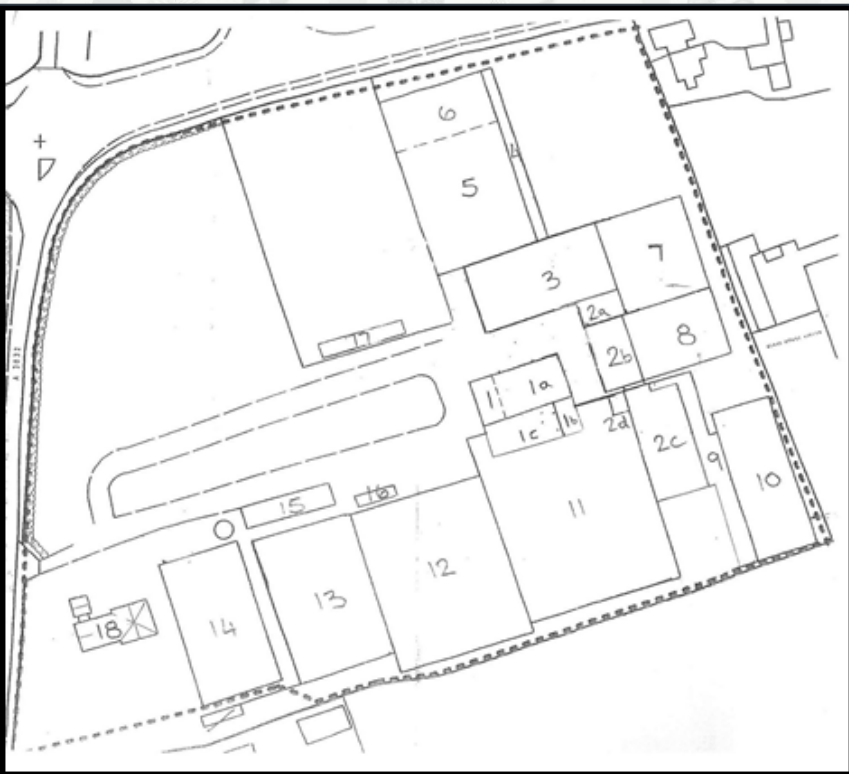
CONCESSION SCHEDULE

CONCESSION HOLDER		
Antique Emporium	£36,000 plus service charge	
Landscape Centre	£36,000 plus service charge	
Coffee Shop	£30,000 plus service charge	
Garden Furniture/ outdoor living	£12,000	Plus 10% commission paid to HHS
Klass Clothing		33% commission paid to HHS

SITE PLAN



SITE AREAS



STRUCTURE	SQUARE METRES	SQUARE FEET
1. Farm shop	300.0 sq.m.	3,229 sq.ft.
1a. Antiques emporium	240.0 sq.m.	2,583 sq.ft.
1b. Antiques emporium	84.0 sq.m.	904 sq.ft.
1c. Antiques emporium	109.3 sq.m.	1,177 sq.ft.
2a. Entrance to café	76.8 sq.m.	827 sq.ft.
2b. Café	211.2 sq.m.	2,273 sq.ft.
2c. Café outdoor extension (Covered)	306.0 sq.m.	3,294 sq.ft.
2d. Kitchen	24.0 sq.m.	258 sq.ft.
3. Farm shop and garden shop	685.4 sq.m.	7,377 sq.ft.
4. Nicotarp canopy	144.0 sq.m.	1,550 sq.ft.
5. Perspex covered pergola	810.0 sq.m.	8,719 sq.ft.
6. Paraweb covered pergola	486.0 sq.m.	5,231 sq.ft.
7. Sales glasshouse	640.0 sq.m.	6,889 sq.ft.
8. Sales glasshouse	499.2 sq.m.	5,373 sq.ft.
9. Covered passage to former petting farm	288.0 sq.m.	3,100 sq.ft.
10. Exhibition glasshouse for Cactus collection	688.0 sq.m.	7,406 sq.ft.
11. Derelict glasshouse	1,958.7 sq.m.	21,083 sq.ft.
12. 11 Bay growing glasshouse	1,728.0 sq.m.	18,600 sq.ft.
13. 9 Bay growing glasshouse	1,024.0 sq.m.	11,022 sq.ft.
14. 7 Bay growing glasshouse	896.0 sq.m.	9,645 sq.ft.
15. Offices, staff and WC building	153.4 sq.m.	1,651 sq.ft.
16. Metal storage container	26.4 sq.m.	284 sq.ft.
17. Open sided shelter	153.9 sq.m.	1,657 sq.ft.
Total Covered Heated Sales Area	728.5 sq.m.	7,841 sq.ft.
Total Covered Heated Former Sales Area	1,824.5 sq.m.	19,639 sq.ft.
Total Covered Unheated Sales Area	1,440.0 sq.m.	15,500 sq.ft.
Total Covered Heated Growing Area	6,294.7 sq.m.	67,756 sq.ft.
Total Ancillary Structures	6,179.8 sq.m.	1,935 sq.ft.



Garden Centre Future Plans Exhibition.

The benefits.
A place for everyone.

- Enhancing biodiversity
- Carbon capture woodland planting
- Charity opportunities
- Renewable energy & charging points
- Children's play gardens
- Plant focused garden centre
- Local food production & provenance
- Recreation opportunities
- A place for the local community
- Enhanced landscape & setting

We would like to know what you think.
Please complete a questionnaire or visit
our website: harehatchsheepands.co.uk

WSP 131 © Exhibition 2018



OPENING HOURS

8.30am - 5.30pm

Monday – Saturday

10.00am - 4.00pm

Sunday

BUSINESS RATES

We are advised that the garden centre has a rateable value of £49,750 with the rates payable in 2022/2023 being £24,825

STAFF

The business is run by the owner and a dedicated team of employees. Full details can be made available to interested purchasers.



CONTACT

No direct approach may be made to the business.
For an appointment to view, please contact the vendor's agent, Christie & Co or joint agent Quinton Edwards:

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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.

