

# Littlehurst Nursery & Garden Centre



Bennetts Road North, Coventry, CV7 8BG

Freehold: Guide Price £750,000 plus stock





Christie & Co are delighted to bring to the market this established freehold garden centre and café which occupies an excellent site on the northern outskirts of Coventry.

The business has demonstrated excellent profitability over recent years and provides an excellent opportunity for the next purchaser to take the business forward.





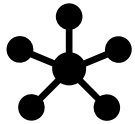
# KEY INVESTMENT HIGHLIGHTS



Freehold site of just  
over 2 acres



Good quality modern  
buildings and Café



Ideal for lifestyle business  
owners or small multiple  
garden centre groups



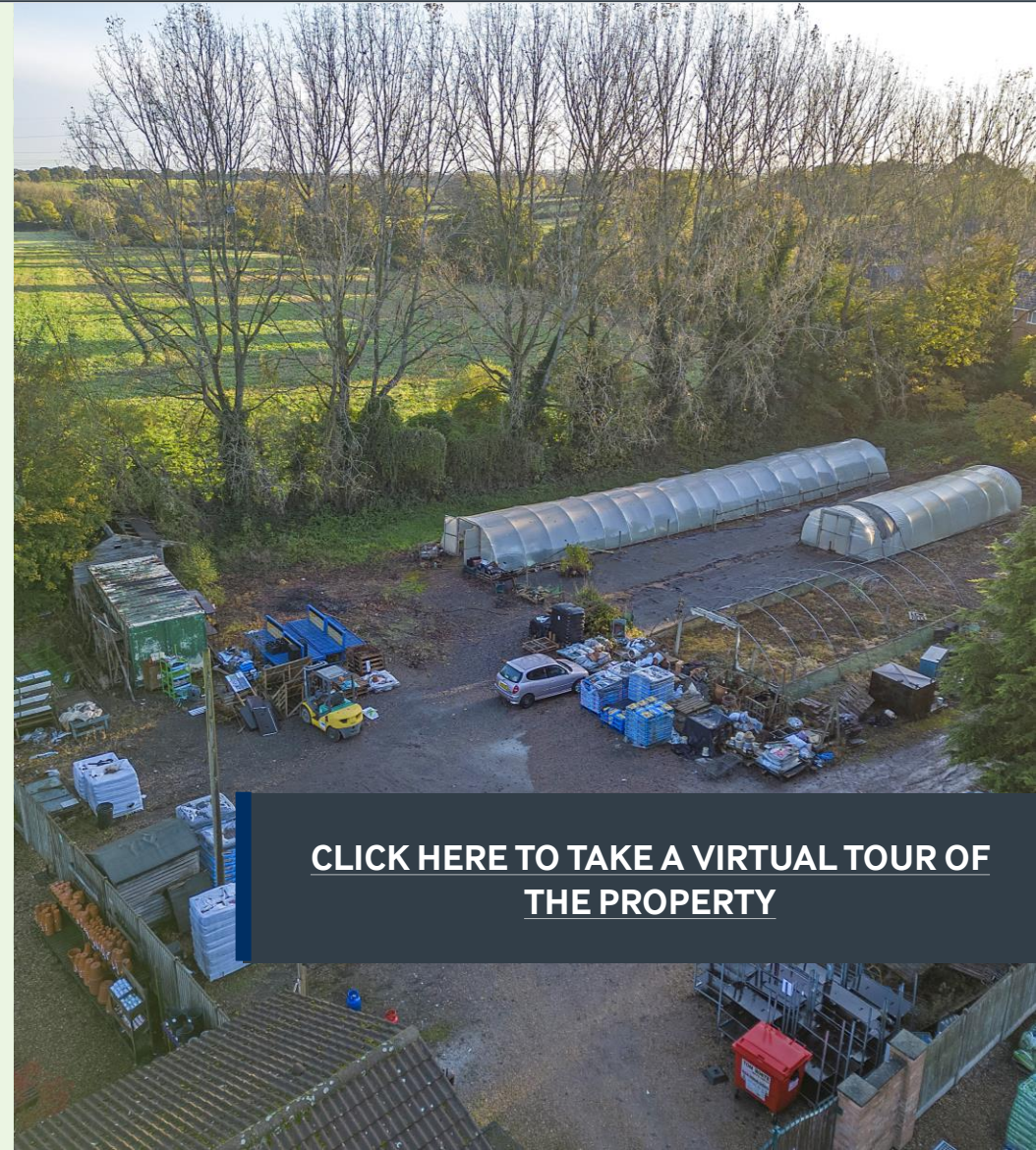
Adjusted Net Profit for YE 31  
Dec 2022: £97,914



Retirement  
sale



Considerable scope to grow  
the business income



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



The garden centre sells a wide range of plants and horticultural products, garden furniture and outdoor living, giftware and seasonal products, landscaping and compost products as well as the Fork 'Andles Coffee Shop which is open 7 days a week from 10am – 3pm and serves breakfast, light lunches, afternoon tea and a range of cakes.

The business has been run by an owner operator and offers considerable potential to grow the range of products offered as well as to look at increasing potential income through concession leases, perhaps in particular to make greater commercial use of the eastern half of the site.

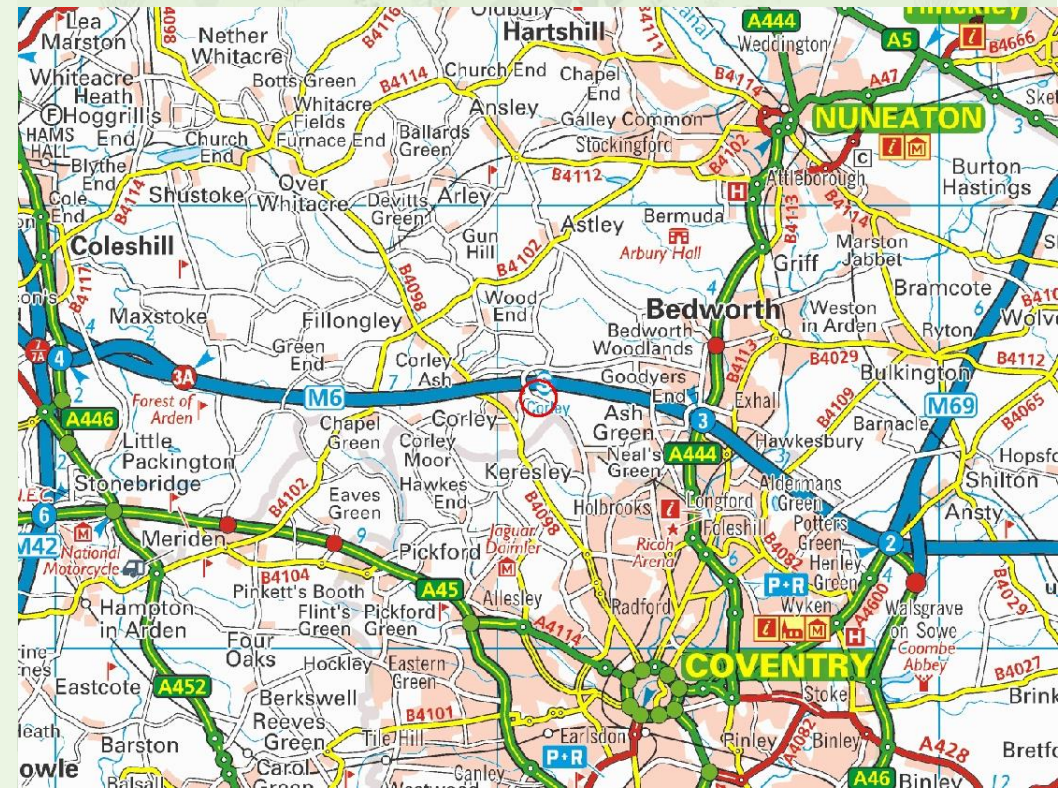




# The Location

The site is well located with limited immediate competition and a large captive audience within walking or short motoring distance of the site. The latest census data shows there to be over 1,150,000 people living within a 20km radius of the site indicating that this is a highly favourable location for a garden centre and coffee shop operation. The demographics also highlight higher than national average employment and home ownership in the area another positive indicator for any garden centre business. In the immediate vicinity of the garden centres are two schools, a medical centre, various sporting facilities a nursing home and community centre.

As well as the large local population the centre is easily accessible from the major local centres of Coventry (4 miles), Birmingham (20 miles), Royal Leamington Spa (13 miles), Nuneaton (7 miles) and Rugby (17 miles). In recent years a number of large housing developments have been approved or built in the area, increasing the catchment of the centre.





The site is a broadly level site comprising of land registry titles WK505112 (1.764 acres) and WK505176 (0.269 acres). The site sits on the north side of Bennetts Road North which lies on the North Western outskirts of Coventry and is close to the densely populated residential area at Keresley End and just south of the M6 Motorway.

The main garden centre building is a traditional brick built building with tiled roof, this contains the entrance and one of the retail showrooms as well as the café, kitchen and toilets, to the front of the café is a further covered outdoor seating area. Adjoining the main building is the larger internal covered retail area which offers a further 668sq m (7191sqft) of space under a glass roof with stone tiled floor.

The external areas are well laid out with paved pathways and extensive space for the retail of plants, pots, landscaping and compost products as well as a small range of timber sheds. There is a sizeable customer car park to the front of the site.

The land on the Eastern side of the site has historically been used for storage and the various poly tunnels for the growing of plants for the site, this area of the site is somewhat underutilised and could be redeveloped by incoming owners to increase the overall turnover of the site.

The site has mains water, gas and electricity. Private drainage.





# Financial Information



|                     | 2022    | 2021    | 2020    | 2019              |
|---------------------|---------|---------|---------|-------------------|
| Turnover            | 353,121 | 415,412 | 382,283 | 232,790 (no café) |
| Gross Profit        | 207,689 | 205,042 | 191,545 | 115,233           |
| PBT                 | 65,776  | 71,804  | 91,852  | 27,168            |
| Adjusted Net Profit | 97,914  | 88,512  | 110,774 | 60,912            |



## Overage

The site has an overage agreement, this is a 25 year agreement from March 2019. The overage would be triggered if the owner obtained planning permission for a change of use. If this occurred the owner would have to pay to the beneficiary of the overage deed a sum equal to 50% of the difference between the “enhanced value” due to the planning permission and the “base value”.

In any case it is our opinion that the site will remain a garden centre for the foreseeable future.

## Staff

The centre is run with assistance from a small team of staff, the wage costs for the YE Dec 2022 were circa £83,000

## Business Rates

The business currently qualifies for full small business rates relief

## Opening Hours

Monday – Saturday: 9.00am – 4.30pm  
Sunday: 10.00am – 4.00pm













## Staff Information

The staff is run by the owner with assistance from a small team of staff, the wage costs for the YE Dec 2022 were circa £83,000.

## EPC

The site has an energy efficiency rating of C (61) indicating above average energy efficiency for a garden centre.





# 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](mailto:tom.glanvill@christie.com)

## 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. November 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.

