

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.



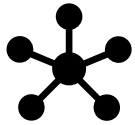
KEY INVESTMENT HIGHLIGHTS



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 2023: £85,654



Retirement
sale



Considerable scope to grow
the business income



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.

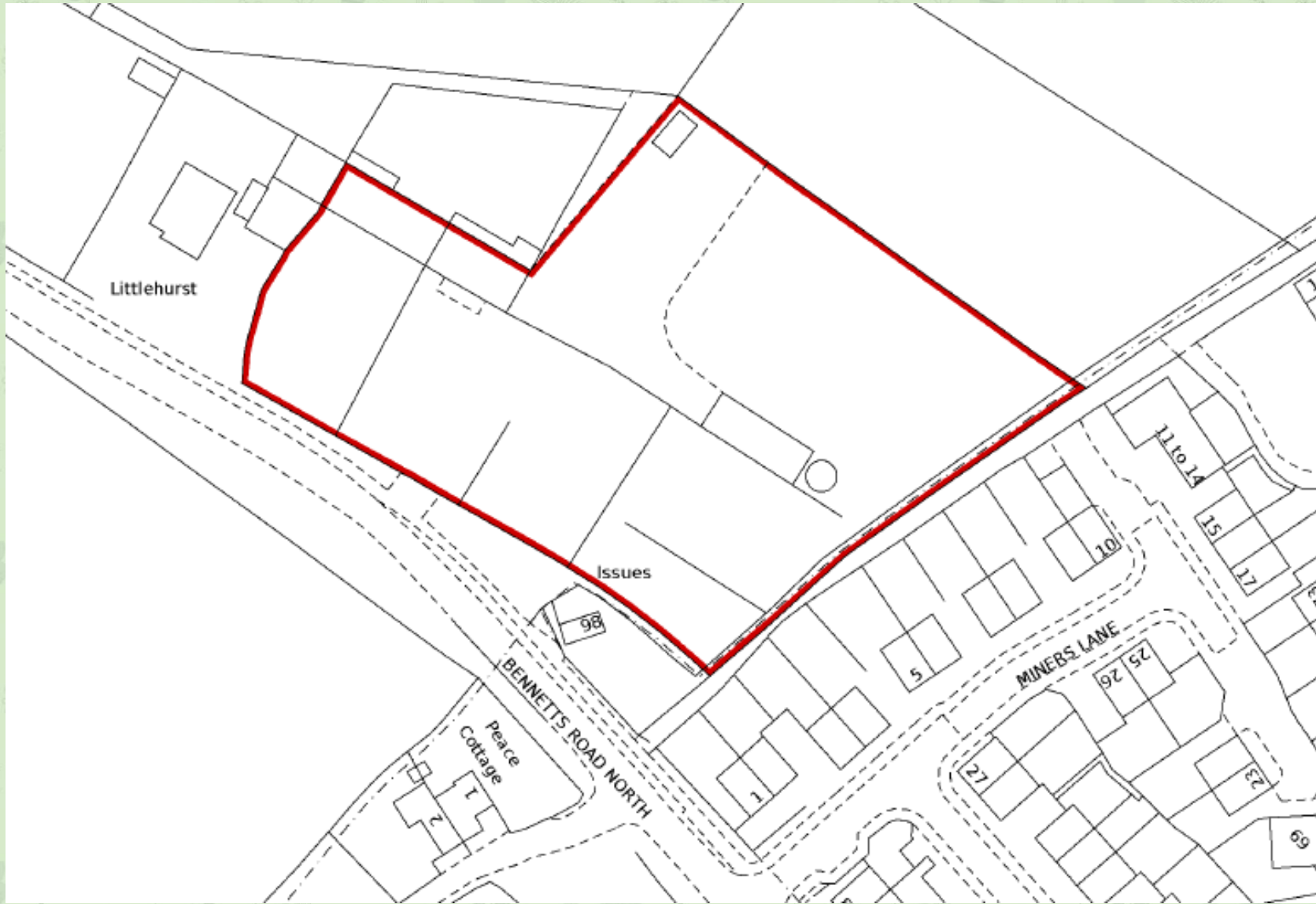
The external areas are well laid out with paved pathways and extensive space for the retail of plants, pots, landscaping and compost products as well as a small range of timber sheds. There is a sizeable customer car park to the front of the site.

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.



Site Plan



Financial Information



Y/E 31 st December	2023	2022	2021	2020	2019
Turnover	361,003	353,121	415,412	382,283	232,790 (no café)
Gross Profit	200,518	207,689	205,042	191,545	115,233
Adjusted Net Profit	85,654	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 2023 were circa £90,000

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 2023 were circa £90,000.

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:

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