



Preston Garden Centre & Coppers Bistro, The St, Preston, Canterbury, CT3 1ED

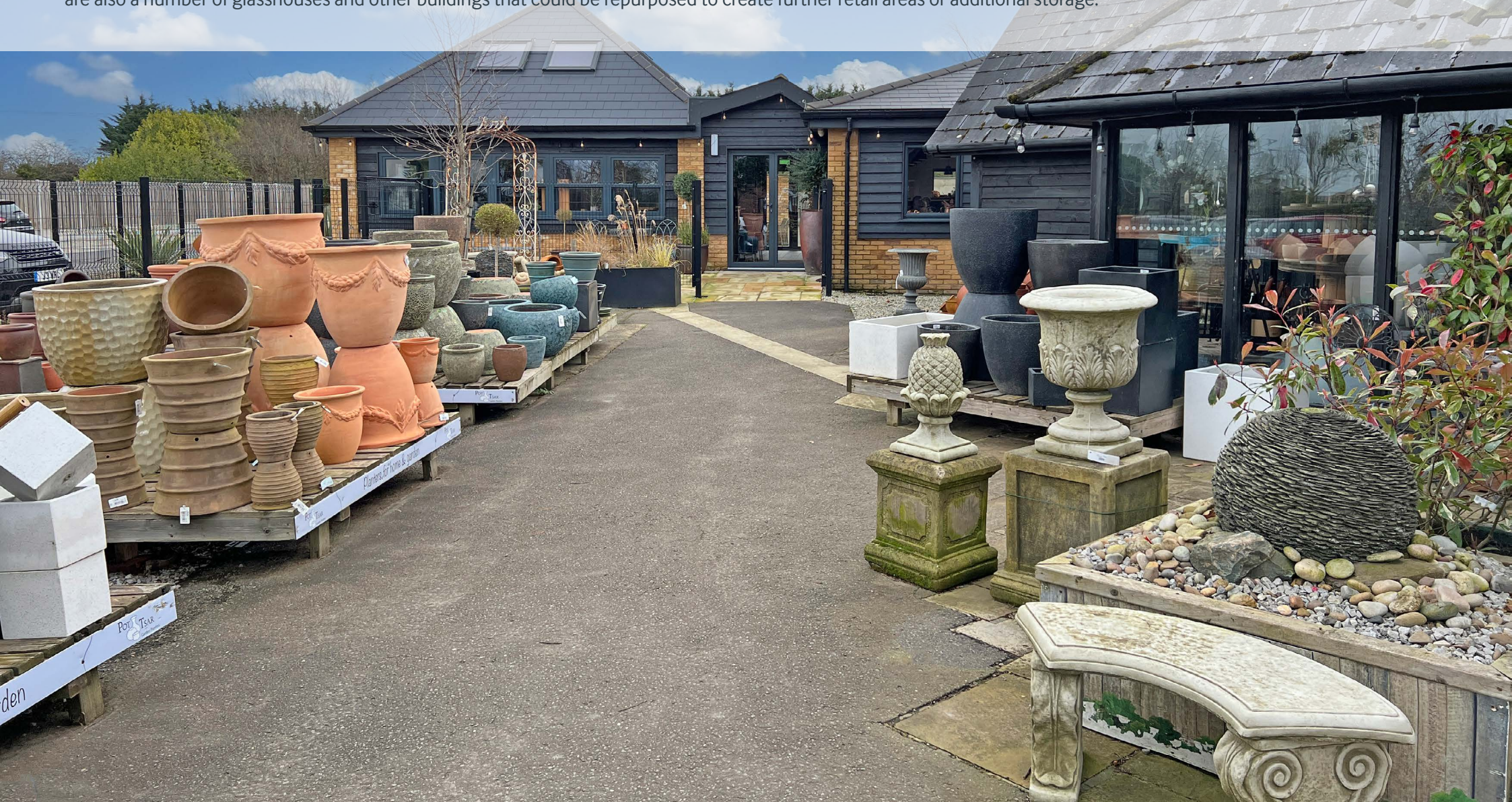
*Guide Price £1,450,000 plus stock*

Reference Number: 4211018

## OVERVIEW

Christie & Co are delighted to be instructed to market this charming freehold garden centre which offers huge potential for a purchaser to acquire a garden centre with a fantastic restaurant, shop and large plant area with huge scope to grow the business. The restaurant has excellent reviews and is a beautiful eatery with a central feature log burning stove and a high specification commercial kitchen.

The garden centre has a shop, large plant area, display gardens which offer scope for further development to increase the range of plants and garden products sold. There are also a number of glasshouses and other buildings that could be repurposed to create further retail areas or additional storage.



## KEY INVESTMENT HIGHLIGHTS

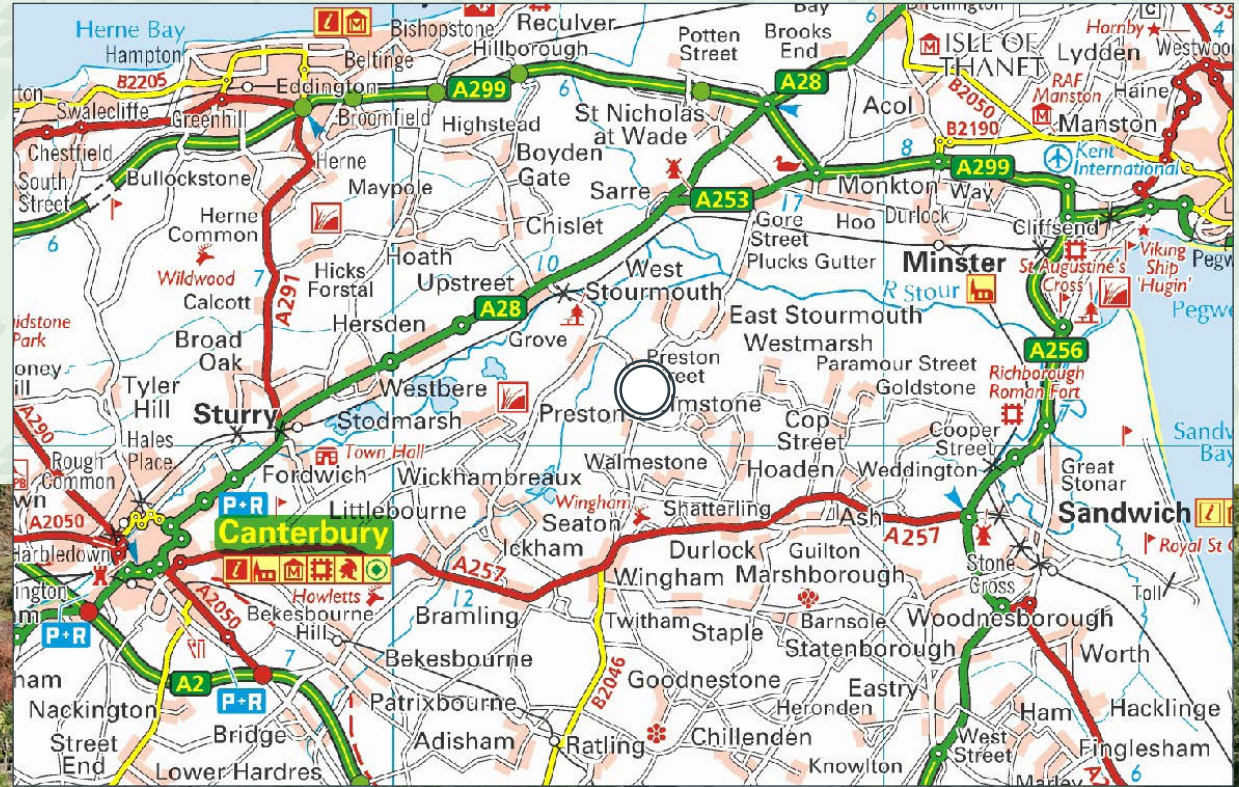
- Freehold site approaching 2 acres
- Purpose-built restaurant built in 2018
- Large plant area with scope to increase range of products sold
- Affluent local demographic
- Purpose Built restaurant built in 2018
- Fully licenced restaurant 7 days a week 11am-11pm offering the potential for evening functions and events.
- To the rear of the plant area is a large show garden, offering considerable scope for use as a wedding venue and other events, ceremonies or the like.

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## LOCATION

The garden centre is located in the village of Preston which lies around 8 miles north east of Canterbury and close to a wide range of coastal towns including Whitstable (15 miles) Margate (10 miles), and Broadstairs (11 miles). The garden centre is well placed to benefit from the large number of tourist and day trippers to this popular region of Kent. The centre also benefits from favourable local demographics with approaching 400,000 people living within 20 km of the site and key affluence indicators such as house prices also being above national average.

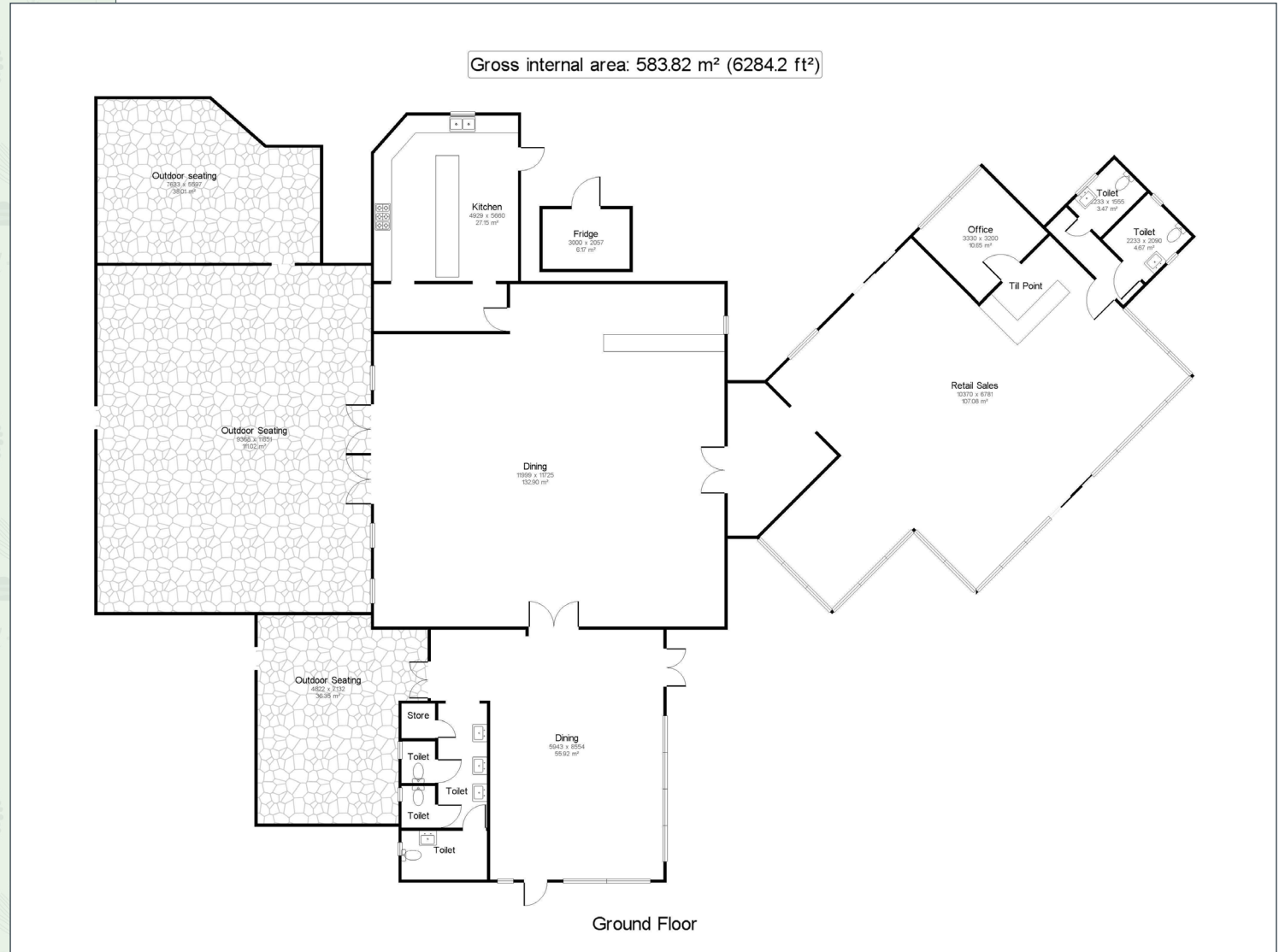


## SITE PLAN

The site is broadly level with a large car park that has been recently upgraded. To the front of the centre is an area for external retail of compost and other larger garden ornaments as well as landscaping products.

The shop has a range of giftware, homeware and garden sundries. There is considerable potential to increase the range of tools, outdoor living and garden furniture as well as house plants, pet foods and products as well as other popular garden centre product lines.

The external retail is well laid out with a good range of plants and trees. As with the internal retail area there is considerable scope to increase the quantity and range of products on offer to increase the revenue achieved from this profitable segment of the garden centre market.





## FINANCIAL SUMMARY

The business had a turnover of £883,440 for the year ending 31 Dec 2021 and 797,208 for the year ending 31 Dec 2022. Full accounting details will be provided to potential buyers upon request.

## STAFF

The business is operated by the restaurant manager, garden centre manager and a team of staff, full details can be provided upon request.

## EPC

The building has an excellent energy efficiency rating of B (29).

## BUSINESS RATES

The current rateable value is £14,250, most owners would qualify for small business rates relief meaning the total amount payable would be minimal.

## OPENING HOURS

9am - 4pm  
Monday – Saturday

10am - 4pm  
Sunday







## CONTACT

No direct approach may be made to the business.

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

## CONTACT

**TOM GLANVILL**

**DIRECTOR – RETAIL**

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