

Frankie's Farm Shop

Clapper Lane, Staplehurst, Tonbridge, Kent, TN12 0JT

GUIDE PRICE £1,500,000 Plus stock

Reference: 3818295



OVERVIEW

Christie and Co are delighted to bring to the market this independently owned freehold farm shop, restaurant and garden centre.

The business occupies a parcel of land approaching 3 acres which includes a large customer car park, plant centre with open and covered plant and garden centre sales areas, a large and recently refurbished and extended farm shop and restaurant building . The remaining land includes a large open area which is currently used for external restaurant seating and other events/ private functions.

The site location on Clapper Lane is less than half a kilometre from the A229 which is a major road running north–south through Kent from Rochester to Hawkhurst via Maidstone.

This property provides an excellent opportunity for a purchaser to invest in an established business with multiple revenue streams including a newly extended restaurant and well stocked farm shop and garden centre.



KEY INVESTMENT HIGHLIGHTS



Approaching 3 acre freehold site



Large recently modernised customer car park with 8 income generating 150Kw Rapid EV Chargers



Turnover for 2023 £1,483,250



Growth over last few years following recent extension.



Highly regarded restaurant with excellent online reviews



Large customer database and scope to increase online sales.

To take a virtual tour of the property please use the link below:
Staplehurst Nurseries & Frankies Farm Shop - Virtual Tour



THE OPPORTUNITY

Frankie's Farm Shop is a well-established and highly regarded business that is ideal for a regional operator or lifestyle purchaser. The business occupies recently modernised buildings but still offers many avenues for incoming owners to grow sales and profitability. The business has seen strong growth in recent years, particularly in the Restaurant following the recent extension. It is our opinion that the business is still in the build-up phase and that turnover for 2024 should exceed that of 2023.

There is considerable scope to grow the retail offer and to expand the range of products sold, in particular the garden centre range could be expanded. There is also planning permission to further extend the kitchen and upgrade the covered plant retail area.

The business also has considerable potential to grow income from private functions and evening events.



PROPERTY INFORMATION

The main building was significantly extended and comprehensively remodelled following planning permission that was granted in 2021 – 21/505725/FUL. These works were completed in late 2022.

The oak framed building has been constructed to a high standard and offers a beautiful setting for the restaurant which has 110 internal covers. The total floor area of the ground floor is 510sqm (5498sqft) which includes the bakery, kitchen, café servery, customer toilets, storage and chiller and the large retail sales area and restaurant. On the first floor large storage space and a large office.

There is planning permission granted to further extend the kitchen (additional 88sqm) and an upgrade of the polytunnels to a large greenhouse. (640sqm). Plans are available upon request.



LOCATION

Frankie's Farm Shop is located around 8 miles south of Maidstone and 17 miles east of Royal Tunbridge Wells on Clapper Lane, close to the A229 which is a major road running north–south through Kent from Rochester to Hawkhurst via Maidstone.

The latest census data shows that 835,237 people live within a 25km radius of the site. The demographic reports also indicate that this is an affluent area with higher than average home ownership and close to 33% of local residents being in the SEC 1 and SEC 2 social class sectors.



FINANCIAL SUMMARY

The business has seen significant growth following the extension which was completed in late 2022. The table below shows annual turnover in recent years. The EV charging points (under construction) will also provide additional guaranteed revenue.

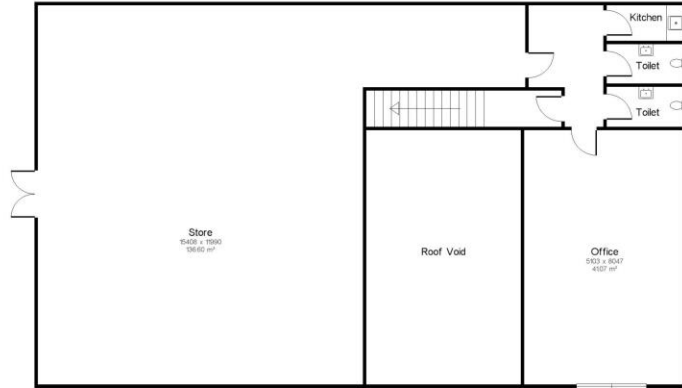
Turnover

2023	2022	2021	2020	2019
£1,483,250	£1,202,989	£1,193,392	£984,233	£838,997



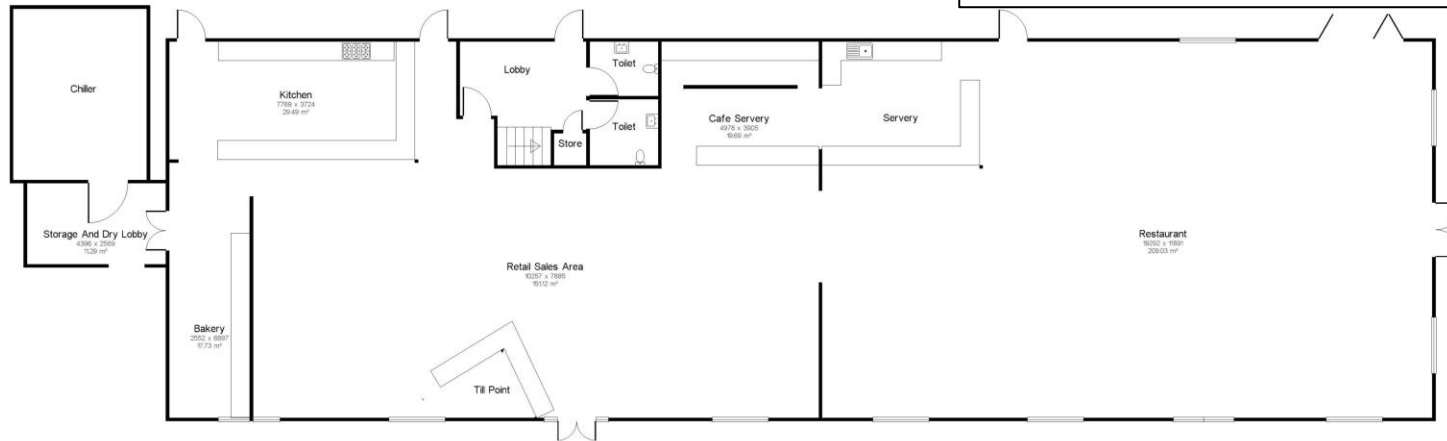
SITE PLAN

Gross internal area: 245.47 m² (2642.2 ft²)

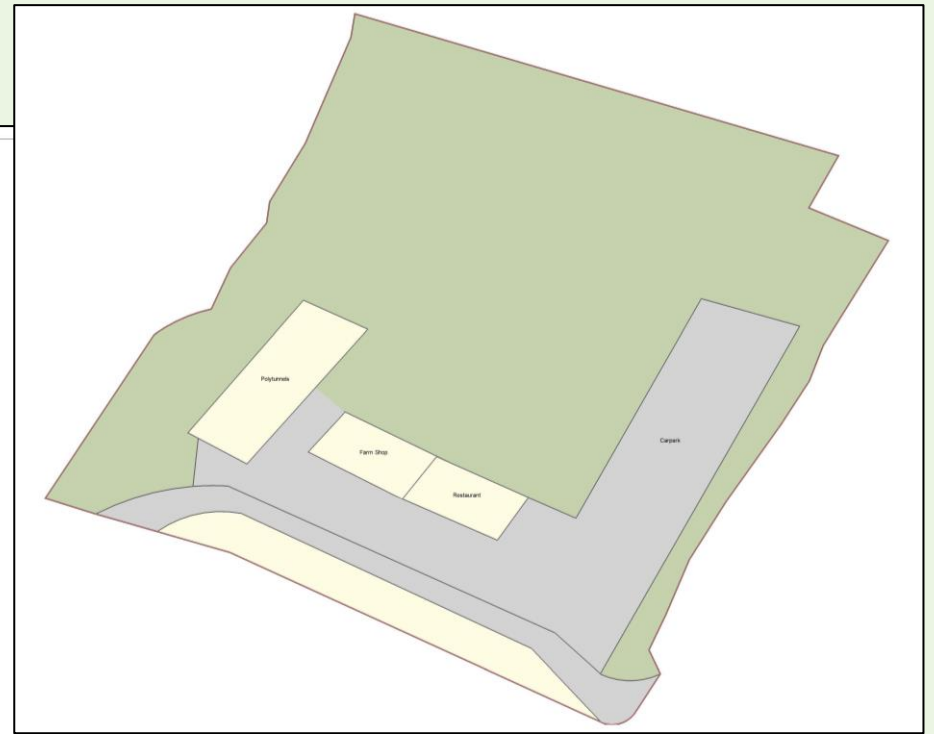


1st Floor

Gross internal area: 510.82 m² (5498.5 ft²)



Ground Floor



MULTIPLE INCOME STREAMS

The Farm Shop



The farm shop offers a variety of premium groceries and deli products, freshly baked goods, wines and spirits and coffee. The store also stocks luxury ranges of high margin giftware, clothing, home décor ornaments and lifestyle products.

Garden Centre



The Garden Centre has been growing its own beautiful quality plants in their commercial nursery for over 20 years. They also offer a wide variety of seasonal plants, herbs and vegetables available via the farm shop. For those who like to 'grow at home' there is also a wide selection of compost, tomato planters, hanging baskets and pots available to choose from.

Restaurant



The restaurant has capacity for 110 covers and offers a variety of delicious home-made menu options from breakfast/brunch and afternoon tea to Sunday lunch. There is also outdoor seating for at least another 60 covers.

Events



The restaurant is also available for catered private hire and is spacious enough for anniversary celebrations, birthdays, christenings and family events. There is significant scope to grow this area of the business further. The business trades with the benefit of a premises licence for alcohol sales.



OPENING HOURS

Farm Shop and Restaurant open

9.00am - 5.00pm (kitchen 9.00am – 3.00pm)

Monday – Saturday

9.00am - 4.00pm

Sunday

BUSINESS RATES

We are advised of the following business rates for the Café and Farm shop.

Shop and Premises – Rateable value £49,250

The rateable value is not the rates payable, the total rates payable for 2024/25 will be £6,144.

STAFF

The business is run by an excellent team of well trained staff Full details can be made available to interested purchasers. It is anticipated that all staff will transfer under TUPE.





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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E Tom.Glanvill@christie.com

CONDITIONS OF THESE PARTICULARS

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