

West Somerset Garden Centre

Mart Road, Minehead, Somerset, TA24 5BJ

GUIDE PRICE: £1,350,000 plus stock at value



Christie and Co are delighted to bring to the market West Somerset Garden centre, one of the regions leading independently owned garden centres.

The garden centre has strong horticultural heritage and has an excellent wide range of plants and trees. In addition the external retail area also offers a range of landscaping products , pots and garden machinery The main retail building has a large footprint and is stocked with popular product lines including outdoor living and garden furniture, giftware, indoor house plants, garden sundries, and other seasonal ranges. Also within the main building is the popular café where there are 24 Internal covers, 20 covers in the marquee and additional outdoor seating for 24 customers.

The site location on Mart Road is less than half a kilometre from Minehead train station and close to the South West Coast. Mart Road is also approximately half a kilometre from the A39 which is a major road running South West from Somerset along the North Coast.



KEY INVESTMENT HIGHLIGHTS



The main buildings and retail area are freehold.



Customer car park with space for 35 cars



YE 31 Dec 2023
Turnover £1,622,242



Recent building upgrades include solar panels and water capture system

To take a virtual tour of the property, please use the link below:
[West Somerset Garden Centre - Virtual Tour](#)



THE OPPORTUNITY

West Somerset Garden Centre is a company with a strong brand name and loyal customer base. The business trades from a purpose-built garden centre building and has a well laid out and sizeable retail and restaurant space in addition to the excellent plant area.

The incoming purchaser will have the opportunity to continue to grow the business which has traded consistently at around £1,500,00 - £1,600,000 per year for many years but certainly has the scope to grow further.

The business also has a landscaping division which offers potential for the owner to grow this revenue stream.

PROPERTY INFORMATION

The site has two main buildings, the primary building (550sqm, 5924sqft) houses the main retail area, restaurant, commercial kitchen, office and customer toilets.

Accessed from the plant area is the second retail building (113sqm, 1217 sqft) from which a range of garden sundries, landscaping materials, tools and garden machinery are displayed and sold. This building also contains the staff room, wc and store room.

Whilst the main buildings and outdoor retail areas are owned freehold the business has a leasehold interest the car park (annual rent £12,700 no VAT) and warehouse which is used for storage (annual rent £15,000 plus VAT).



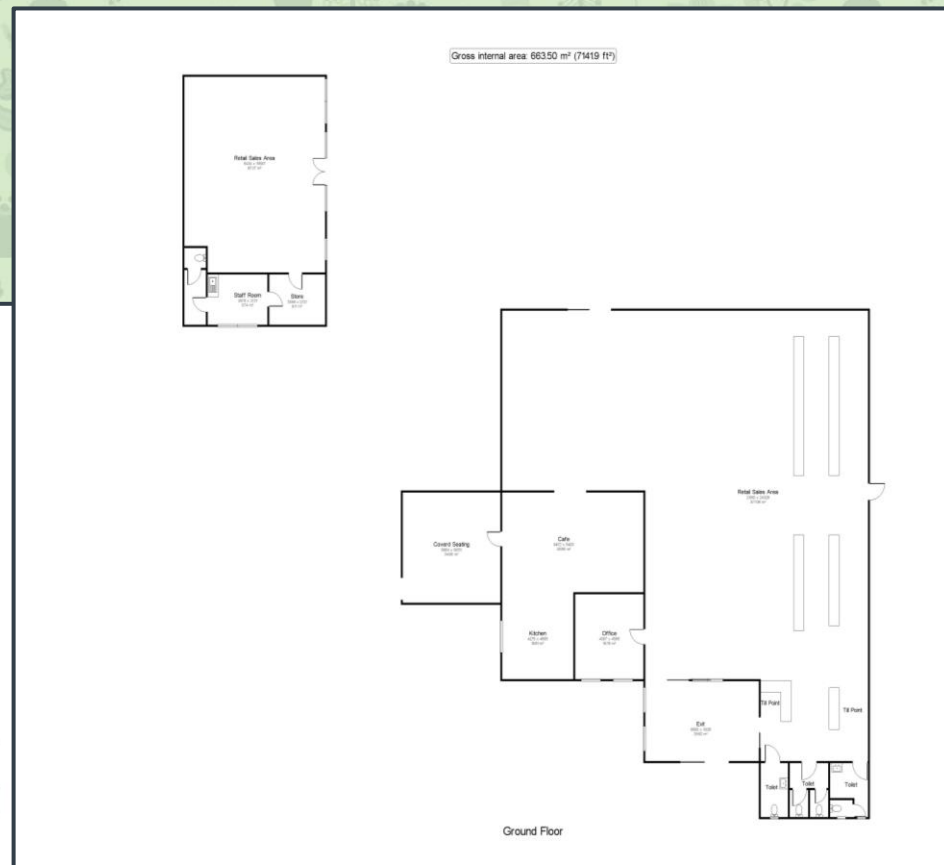
LOCATION

West Somerset Garden Centre is located in Minehead which is a coastal town and civil parish in Somerset, It lies on the south bank of the Bristol Channel, 34 km north-west of the county town of Taunton, 19 km from the boundary with the county of Devon and in proximity of the Exmoor National Park.

The latest census data shows that 68,035 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 32% of local residents being in the SEC 1 and SEC 2 social class sector



SITE PLAN



FINANCIAL SUMMARY

YE 31 st December	2023	2022	2021
Turnover	£1,622,242	£1,675,027	£1,792,079
Gross Profit (after wages)	£364,722	£415,299	£298,762
Adjusted Net Profit	£153,604	£259,324	£204,933



OPENING HOURS

9.00am - 5.00pm

Monday – Saturday

10.00am - 4.00pm

Sunday

BUSINESS RATES

The rateable value of the garden centre is currently £43,500. The rateable value is not the rates payable and the business rates for 2024/25 is £5,426.





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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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. April 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.