



# Whitehall Garden Centre

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*Norton Lane, Whitchurch, Bristol, Somerset, BS14 0BT*

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**GUIDE PRICE: £5,000,000 plus stock. Bungalow available by separate negotiation**

Christie.com reference 3818303

# OVERVIEW

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Christie & Co are delighted to bring to the market one of the highest turnover garden centres to be brought to the open market in recent years. Whitehall Garden Centre group are a longstanding operator with three garden centres in the South West. Whitchurch is a sizeable freehold site with permission for further extensions and excellent trading fundamentals. It would be an excellent addition to the portfolio for any existing garden centre operator.



# THE OPPORTUNITY

With a spacious plot spanning 7.65 acres in size and accessible location close to the South West's A37 this Garden Centre provides a potential buyer an opportunity to procure an already successful business with plenty of scope to expand.

This long-established garden centre with excellent reputation hosts a range of facilities including a farm shop and restaurant as well as selling a wide range of garden items including barbeques, garden furniture and gifts and homeware

The owners have planning permission to increase the indoor retail and café space, new customer toilets and additional storage building. The planning reference is 12/05545/FUL, whilst this permission has not been significantly progressed, we are advised that it has been commenced so as the planning permission remains active.



# KEY INVESTMENT HIGHLIGHTS



Freehold site of approximately 7.65 acres



Circa 160 parking spaces



Turnover Circa £3,500,000  
Contribution £720,000



Restaurant, offering circa 140 covers



Planning consent to extend the retail space, café and create further storage



High specification purpose-built buildings with large footprint

To take a virtual tour of the property, please use the link below:  
[Whitehall Garden Centre – virtual tour](#)



# RESIDENTIAL BUNGALOW

To the rear of the site is a detached 3 bedroom bungalow with living accommodation including a living room, kitchen /dining room, as well as a cloakroom, utility room and office / bed 4. The property is set in private gardens and also includes a garage, three workshops and car port.

We understand the bungalow is occupied under the terms of an assured shorthold tenancy agreement which was made on 01 March 2021. The agreement is for a period of three years at a rent of £15,600 per annum

(£1,300 per month).

The bungalow has an energy efficiency rating of E.

Available by separate negotiation.



# TRADING INFORMATION

We have been provided the latest management accounting information for the year ending 31<sup>st</sup> May 2024 (including forecast results for May), these are summarised in the table below.

YE 31 <sup>st</sup> May 2024	Turnover	Gross Profit	Centre Contribution	Net profit (after central costs)
	£3,533,031	£1,630,926	£721,892	£658,792





# LOCATION

The Property is located on the south eastern fringe of the City of Bristol, with central Bristol being located circa 6.5 km (4 miles) to the north-west. The Property is situated within the urban rural fringe of Bristol circa 1 km from Whitchurch and 2 km (1.3 miles) west of the small village of Queen Charlton. Bath is located circa 13.5 km (8 miles) east of the Property with Western-super-Mare being located circa 27 km (16.5 miles) south west.

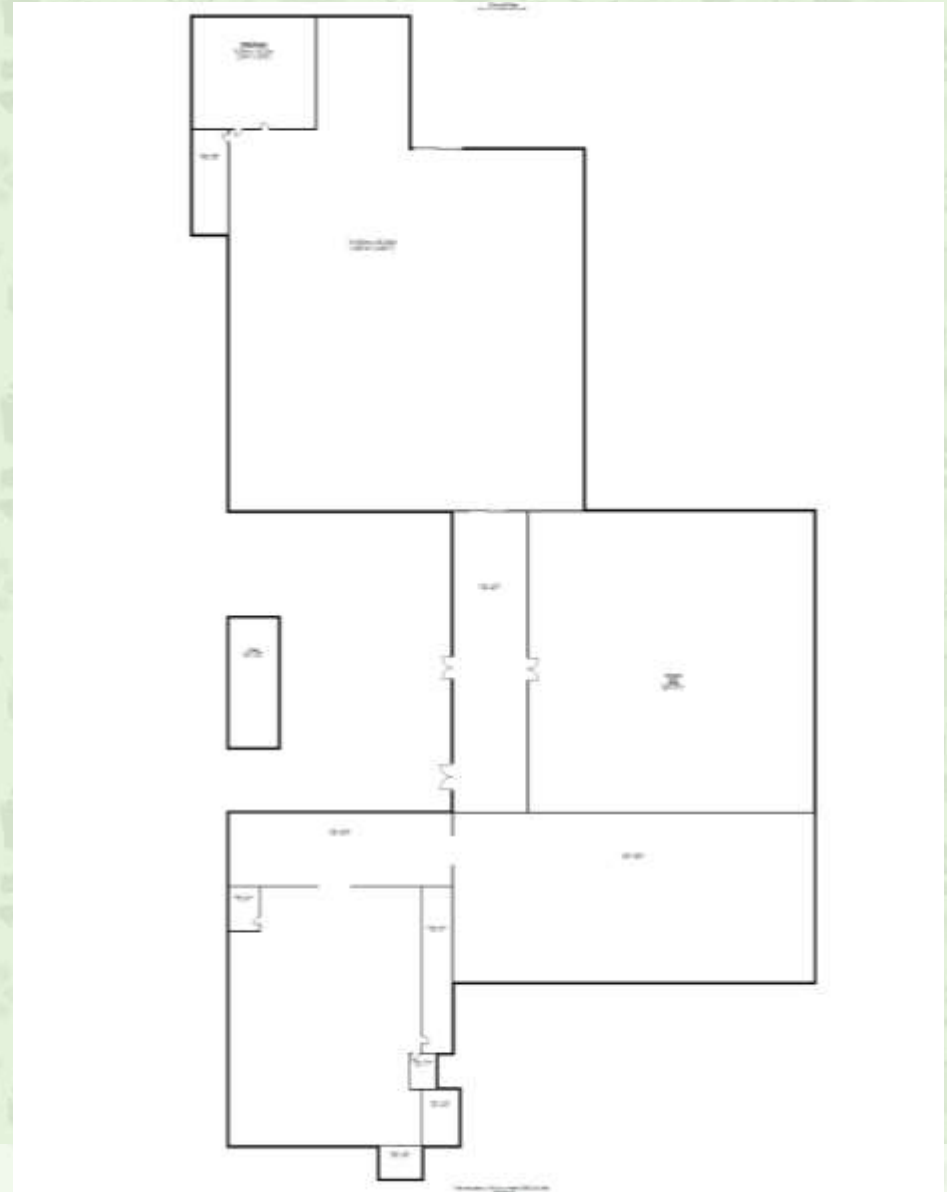




# SITE PLAN

The freehold land is made up of two freehold land parcels which in all are circa 7.65 acres in size. The land registry titles are AV248688 and ST195079. The main building is a purpose built steel framed building. The building comprises a large retail area, restaurant, commercial kitchen, The restaurant has internal seating for around 110 customers and external seating for around a further 30 customers. The centre was rewired in 2023, including new fire alarm and CCTV. A new Epos system was installed in spring 2024.

The car park offers approximately 67 parking spaces with the land to the north west of the site serving as an overflow carpark, this area is gravelled and has an estimated capacity of a further 100 cars. The remaining land which lies to the north east of the main building is currently grassland but was formerly used as a plant nursery.



Floor /Unit	Sq ft	Sq m
Main Building	10,473	973
Covered Outdoor Sales	8,934	830
Toilet Block	258	24
Restaurant and Retail Building	12,217	1,135
Store	1,959	182
Polytunnel Store	3,035	282
Staff Building	670	65
<b>Total Gross Internal Area</b>	<b>37,456</b>	<b>3,491</b>

## **BUSINESS RATES**

We are advised of the following business rates. The rateable value is not the rates payable.

- 21 August 2023 – to present - £114,000

## **STAFF**

The garden centre has an excellent team of trained staff who will transfer across to the new owners.

## **OPENING HOURS**

### **Monday – Saturday**

Open 9:00am – 5.00pm

### **Sunday**

Browsing: 10:00am

Open: 10:30am – 4:30pm





## CONTACT

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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**

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E [Tom.Glanvill@christie.com](mailto:Tom.Glanvill@christie.com)

### CONDITIONS OF THESE PARTICULARS

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