



DAISY NOOK GARDEN CENTRE

Stannybrook Road, Daisy Nook, Failsworth, Manchester, M35 9WJ

Freehold Asking Price: £1,900,000 plus stock

INTRODUCTION

Christie & Co is delighted to bring to the market Daisy Nook Garden Centre occupying an enviable location next to Daisy Nook Country Park, Manchester.

Daisy Nook Garden Centre occupies a a level c.4.5 acre site with over 200 parking spaces. Customers arrive via a tree lined private road over a river.

There is 3,040 sqm (33,000 sq ft) of space including five greenhouses, cafe and offices. There is ample space for further development, the plant area and perhaps further concessions.

The property is situated less than 15 minutes' drive from the M60, junction 22 or 23.



KEY INVESTMENT HIGHLIGHTS

- Turnover year end 2023: £1,127,248.
Gross Profit £534,349 plus £12,500 rental income
- Customer car park with around 208 spaces
- 98 cover café with outdoor terrace for 40
- Near Ashton Moss Innovation Park & designated zone of development
- Family owned since opening in 1972
- Space to extend and add concessions
- Prime to be improved following owner's slowdown in the previous two years.
- Figures are available for previous profitable years upon request





THE OPPORTUNITY

Open since 1972, the family owned and independent business trades from a purpose-built garden centre with additional buildings on a large site offering a well laid out retail area, which was built with an extension in mind for the future.

Due to outside factors our clients focus shifted from full day-to-day operations, maximising the potential of the business. An incoming purchaser will have the opportunity to not only grow the business back to its previous level, but also to take on new challenges, potential, development, and opportunities.

CONCESSIONS

Aardvark joinery garden buildings operate from the site. They have a self contained plot with office and pay rent of £12,500 per annum. Further details on request.

PROPERTY INFORMATION

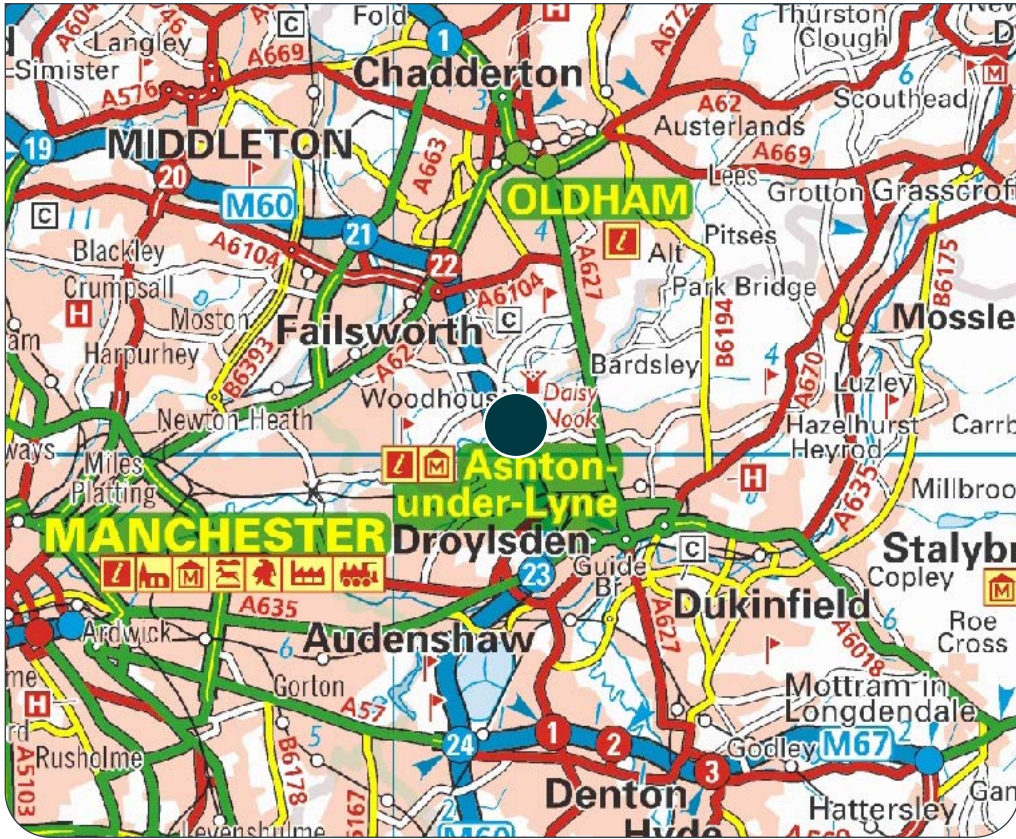
The main retail area is 1307.51sqm (14,000 sq ft). There is a further retail area including a café and storage areas of 832.13 sqm (9,000 sq ft). There are five greenhouses, a potting shed, five further sheds, and offices.

Within the second main building there is a community area used for functions bringing footfall to the site.

There are spacious well-presented outdoor areas including an attractive covered walkway with different display zones. There are other areas that can be used seasonally (eg Christmas Grotto etc).Our clients used to grow plants on site and there is potential for the new owner to restart this.

Deliveries for both the garden centre and Aardvark arrive via a separate gated area.





LOCATION

The site is well positioned between Manchester and Oldham in the stunning Daisy Nook Country Park, around halfway between J22 and J23 of the M60. Custom is sourced from Oldham, Droylsden, Ashton-under-Lyne and the Greater Manchester area.

Tameside Council has been awarded funds to develop a new transport infrastructure (new railway station/park & ride/tram depot, housing and units aimed at the healthcare and digital sectors). If this goes ahead the designated zone includes a range of businesses and features that are likely to enhance the trading potential of Daisy Nook Garden Centre.



FINANCIAL SUMMARY

Accounts to the years ending 30 Sept 2023, 2022 and 2021 are available. Sales and gross profits have remained consistent as summarised below.

There are several areas of potential improvement. The business does not currently stock barbecues and associated equipment. Other than at Christmas food sales are

modest and could be enhanced. The range of garden furniture is limited but there is ample space to extend this. The house plants and pots department are quite small compared to most centres. Outdoor plants are stocked to cover the season rather than the full year.

YE 30 September	2023	2022	2021	2020
Turnover	£1,127,248	£1,215,743	£1,392,089	£1,201,852
Gross Profit (excl rental income)	£534,349	£562,255	£659,834	£538,330



OPENING HOURS

GARDEN CENTRE

Monday to Saturday: 9am – 5pm

Sunday: 10.30am – 4.30pm

CAFÉ RIVERSIDE

Monday to Saturday: 9.30am – 4.30pm

Sunday: 10.30am – 4pm

BUSINESS RATES

The Rateable Value is £115,000 with effect from April 2023.
Confirmation of actual business rates payable should be obtained from the local authority.



CONTACTS

Approaches should not be made to the property or any of the staff or management of the business under any circumstances.

All enquiries relating to this exceptional opportunity should be directed to Christie & Co:



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CHRISTIE FINANCE

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