

The Packhouse

Hewetts Kilns, Tongham Road, Runfold, Surrey, GU10 1PJ

GUIDE PRICE: £3,000,000, plus stock at valuation



OVERVIEW

Christie & Co are delighted to bring to the market an exciting opportunity to purchase in its entirety a thriving retail and hospitality business situated in the heart of Surrey, UK. The Packhouse Limited, the Palm House (at The Packhouse) Limited and the entire freehold site are offered for sale by their present Owner/Director in order to facilitate retirement.





THE OPPORTUNITY

The Packhouse is an independent interiors, garden and lifestyle store, which offers a wide variety of products and services. situated in Runfold, Surrey.

The business is operated from a stunning Grade-II listed 400-year-old former Hop Kiln.

The Palm House (At The Packhouse) Limited ('The Palm House' or 'the Restaurant'), the restaurant situated next to the Packhouse and is presently operated as a standalone business also includes a separate on-site takeaway café, The Coffee Cabin.

The Packhouse and The Palm House have experienced considerable growth since inception, with an enviable reputation for exceptional customer service.

KEY INVESTMENT HIGHLIGHTS



Freehold site of approximately 1.8 acres



Onsite parking for approx. 50 vehicles plus overflow



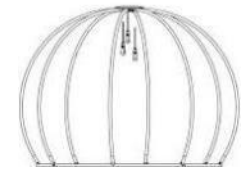
Adjusted net profit for y/e 31 March 2024 £318,853



Recently renovated 76 cover full-service restaurant



Annual rental income



Garden pods available for al-fresco dining

LOCATION

Situated in Runfold, Surrey, close to Farnham and in an area of outstanding natural beauty known as The Surrey Hills. The premises are ideally located close to key transport links across the region, including the A31, the A331, the A3, the M3 and the M25 (via the A3 and M3). The latest census data shows there to be over 1 million people living within a 25km radius of the site and statistics also demonstrate the relative affluence of the area where house prices and home ownership are considerably higher than the national average.



THE PACKHOUSE

The Packhouse Ltd, alongside the 60 independent traders who occupy rental space within the main building, offer a variety of products such as antiques, furniture, interior finishings, soft furnishings, mirrors, art, lighting, gifts, garden furniture, lifestyle pods and fashion accessories.

The location of The Packhouse is ideal for providing customers with an enjoyable day out, benefitting from being housed in a historic Grade-II listed, 400-year-old former hop kiln. The building itself provides a charming ambience, with its quirky exterior and many separate areas and rooms to explore within.





THE PALMHOUSE AND COFFEE CABIN

To encourage customers to view their visit to The Packhouse as an experience and a full day out, there is an on-site restaurant and takeaway café, The Palm House offers a full table service. The Coffee Cabin café offers a variety of hot and cold beverages plus takeaway snacks. Both are open seven days of the week, with menus also catering for vegetarian, vegan, allergen and gluten-free dietary requirements.



THE SITE

The premises are divided into five principal areas, the first of which is The Packhouse occupying over 6,000 sq. ft and utilised as retail space.

The second premises, The Palm House with over 1,700 sq. ft and utilised as a full-service restaurant and private hire venue, this also benefits from a sunken outdoor terrace area mainly used in the warmer months for outdoor dining.

The Coffee Cabin Cafe operating from a standalone log cabin and set within the beautiful 'Pod Garden' offers further outdoor seating.

The Goods-In building is sited across the road from the main buildings and sits adjacent a field which is further utilised as an extension to the existing overflow carpark.

The Old Summerhouse is utilised as an area for pop up stalls and workshops for independent businesses. The whole site occupies 1.8 acres.

The business further benefits from having extensive free car parking available.

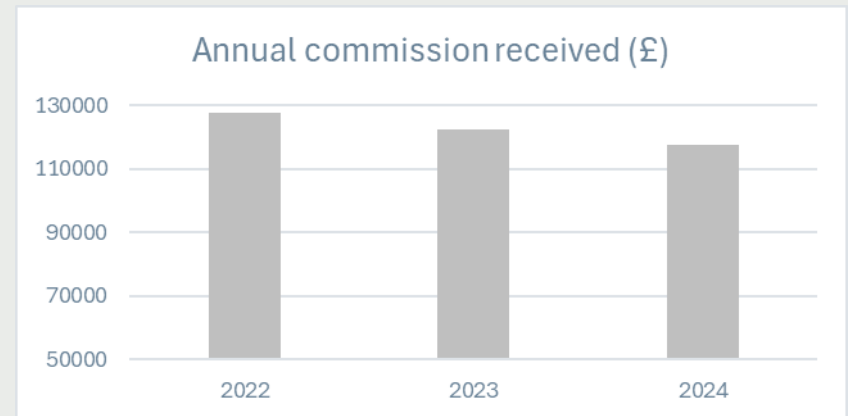
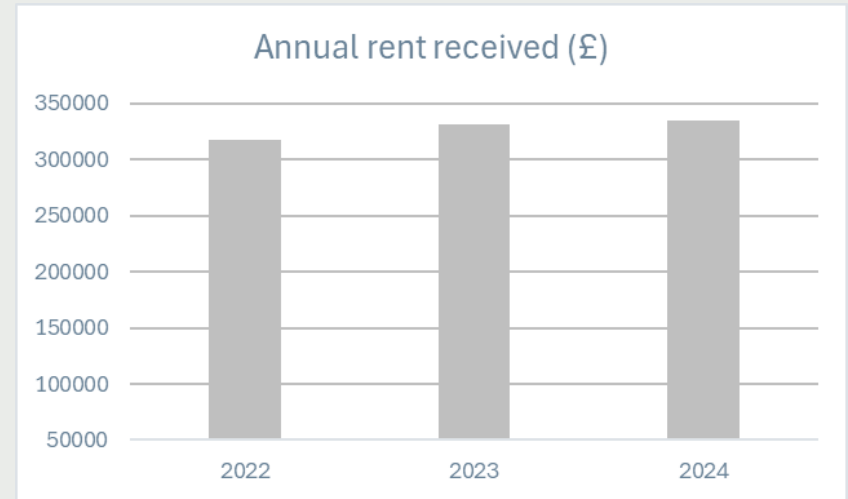


TRADING INFORMATION

We have been provided the latest trading information for the business summarised in the table.



| Y/E 31 March | 3 year average |
|---------------------|----------------|
| Turnover | £913,737.00 |
| Gross Profit | £856,291.00 |
| Adjusted Net Profit | £358,316.00 |



MANAGEMENT AND EMPLOYEES

The Packhouse is run by the owner with the assistance of a management team consisting of an Operations Manager, Assistant Manager and Head of Visual Merchandising alongside around 18 other employees and some seasonal workers.

The Palm House and The Coffee Cabin have their own dedicated staff members, totalling 14 members of staff across the two venues.

Following the completion of the sale, the current owner has advised that she would be willing to provide a mutually agreeable handover period to ensure the continued smooth running of the businesses.

BUSINESS RATES

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

1 April 2023 – to present - £111,000

Vendor to confirm current year rates payable.

OPENING HOURS

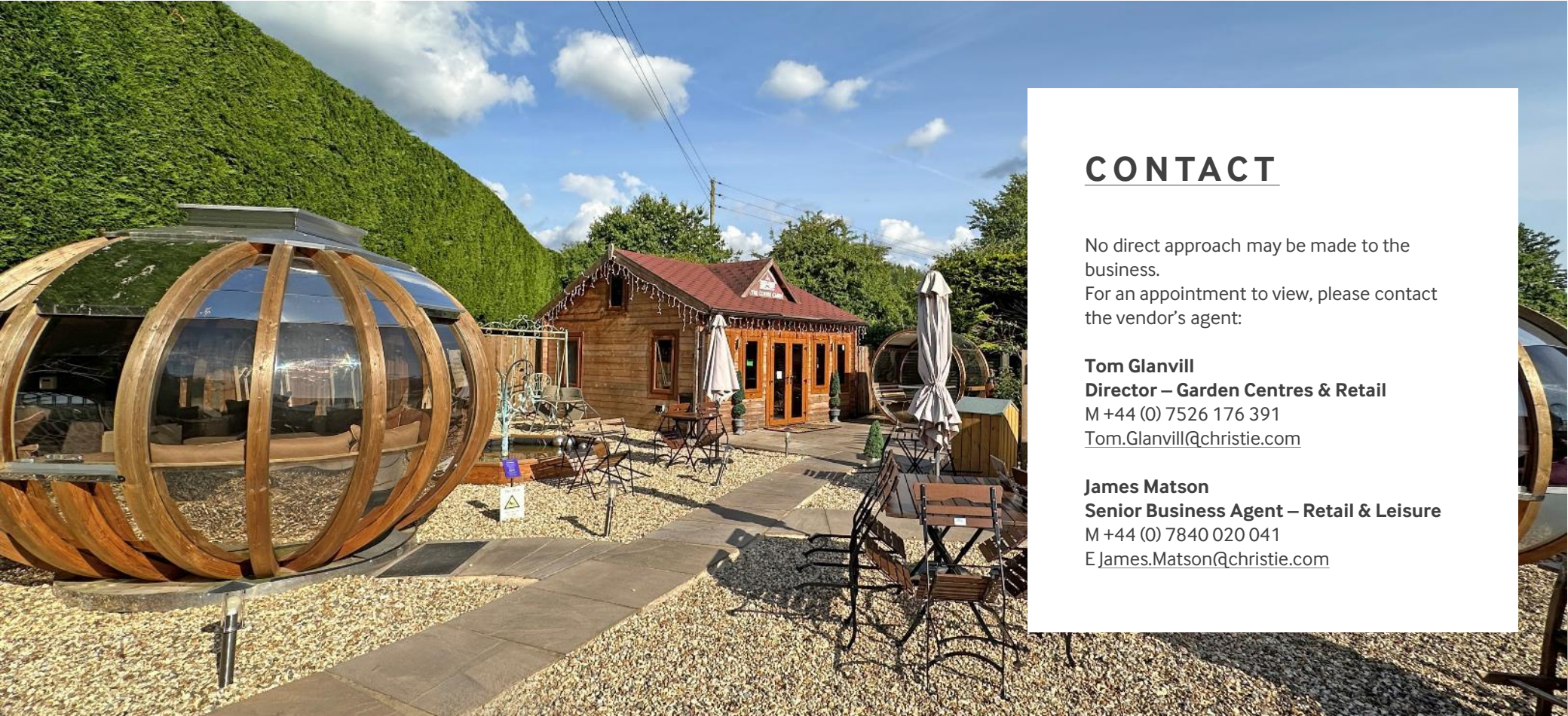
Monday – Saturday

Open 10:00am – 5.30pm

Bank Holidays & Sundays

Open: 10:00am – 4:30pm





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

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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.

