



## North Wales Garden World

*St Asaph Avenue, Kinmel Bay, Rhyl, LL18 5TU*

**GUIDE PRICE £2,700,000 FREEHOLD (plus stock at valuation)**





## OVERVIEW

Christie & Co are delighted to bring to the market one of two garden centres from the same operator.

The two garden centres, Conwy Garden World and North Wales Garden World which currently operate under the Garden World brand are just 16 miles apart and are currently available to purchase individually or as part of a group sale.

Both properties boast an onsite tea-room and customer parking as well as a wide range of garden supplies, plants and pots.



## KEY INVESTMENT HIGHLIGHTS

- Popular seaside village location of Kinnel Bay
- Large tarmac car park offering around 100 spaces plus overflow parking for around 100 additional cars.
- Large recently modernised Rose Tea Room with ice-cream parlour.
- The YE March 2024 shows Turnover of £1,939,472 and Adjusted Net Profit of £375,832
- 4.465 acre freehold site
- Currently run and managed by experienced staff
- One of two freehold garden centres trading under the “Garden World” name. The vendor would consider offers on an individual basis but a group sale would be preferred.



[CLICK HERE FOR VIRTUAL TOUR](#)







## THE OPPORTUNITY

North Wales Garden World provides an excellent opportunity to purchase this spacious site in North Wales.

Already fully staff run and managed, this opportunity would suit another garden centre operator seeking to expand their business or industry newcomer keen take advantage of the knowledge and expertise of the existing staff.

This profitable garden centre has the potential to expand by adding concessions to create further revenue.

The business also benefits from a popular destination tearoom with ice cream parlour and retail experience including greetings cards, furniture, and a wide selection of indoor and outdoor horticulture.



## LOCATION

The Property is located near the seaside town of Rhyl, North Wales.

The seaside village of Kimmell Bay is located south-west of Rhyl town and runs along the west side of the River Clwyd.

The site is surrounded by a number of industrial site businesses and is accessible via St Asaph Avenue. Its closest major road is the A548 which crosses the hills from Llanrwst to Abergele before following the coast to cross the border into England.

The latest census data shows that 190,234 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, with 37.29% owning their homes outright.







## TRADING INFORMATION

	Y/E Mar-22	Y/E Mar-23	Y/E Mar-24	Forecast Mar-25
<b>Turnover</b>	£1,871,026	£1,820,605	£1,939,472	£1,939,472
<b>Gross margin</b>	45%	47%	50%	53%
<b>Gross profit</b>	£847,563	£858,018	£978,464	£1,035,678
<b>EBITDA</b>	£364,374	£292,227	£375,832	£391,217



## SITE DESCRIPTION & SERVICES

The North Wales Garden Centre entrance is accessible via its own spacious car park just off St Asaph Avenue, the main road close to the the seaside resort town of Kinmel Bay, Rhyl.

The site spans approximately 5 acres of level site and hosts a number of retail areas including garden furniture and barbeques, greetings cards, toys, home accessories, gardening equipment and tools and aquatics.

There is also a large outdoor sales area benefitting from predominantly covered walkways.

The large recently modernised Rose Tea Room with sells a variety of teas, coffees, pastries and breakfasts and is serviced by a well fitted trade kitchen. In all there are around 100 covers. Adjacent to the serving area is the North Wales Ice Cream World which offers a wide selection of 48 flavours of ice cream including vegan and gluten free options.

The site benefits from secure perimeter fencing, easy access for delivery lorries and various storage facilities for stock and maintenance equipment.

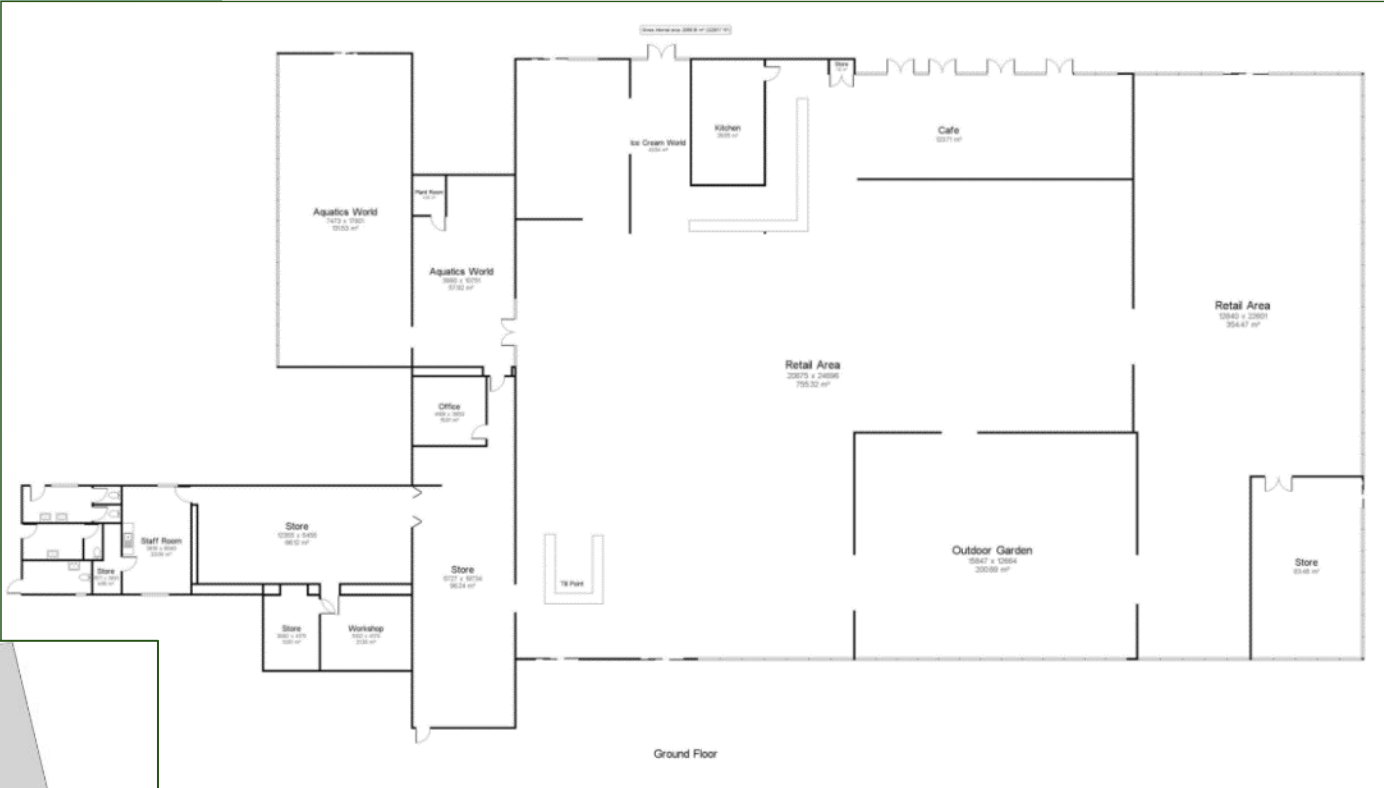
The size of these areas could potentially allow for further expansion or concession occupation.



# FLOOR & SITE PLAN

The Site is in all 4.465 acres.

The gross internal area is 2068 sqm (22,259 sqft)





## OPENING HOURS

**Monday – Saturday**

9am – 5pm

**Sunday**

10.30am – 4.30pm

## STAFF

Day to day the business is managed by the staff with limited involvement from the owners. Full staff information can be provided upon request.

## BUSINESS RATES

According to the valuation office the rateable value is £76,500.

The rates payable for the YE March 2025 is anticipated to be £42,993.









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:



Tom Glanvill  
Director – Garden Centres & Retail  
M: +44 (0) 7526 176 391  
E: tom.glanvill@christie.com



Andrew Birnie  
Director - Garden Centres & Retail  
M: +44 (0) 7734 553272  
E: andrew.birnie@christie.com

#### CONDITIONS OF CHRISTIE & CO'S INFORMATION

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 (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 for themselves and for the vendors, whose agents Christie & Co are, give notice that: (a) These particulars are made without responsibility on the part of Christie & Co 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 mis-description 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 Christie & Co nor any of their employees has any authority to make or give, any representation or warranty whatsoever in relation to the properties; (c) Christie & Co 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 Christie & Co, 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 Christie & Co. June 2024. Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same.

