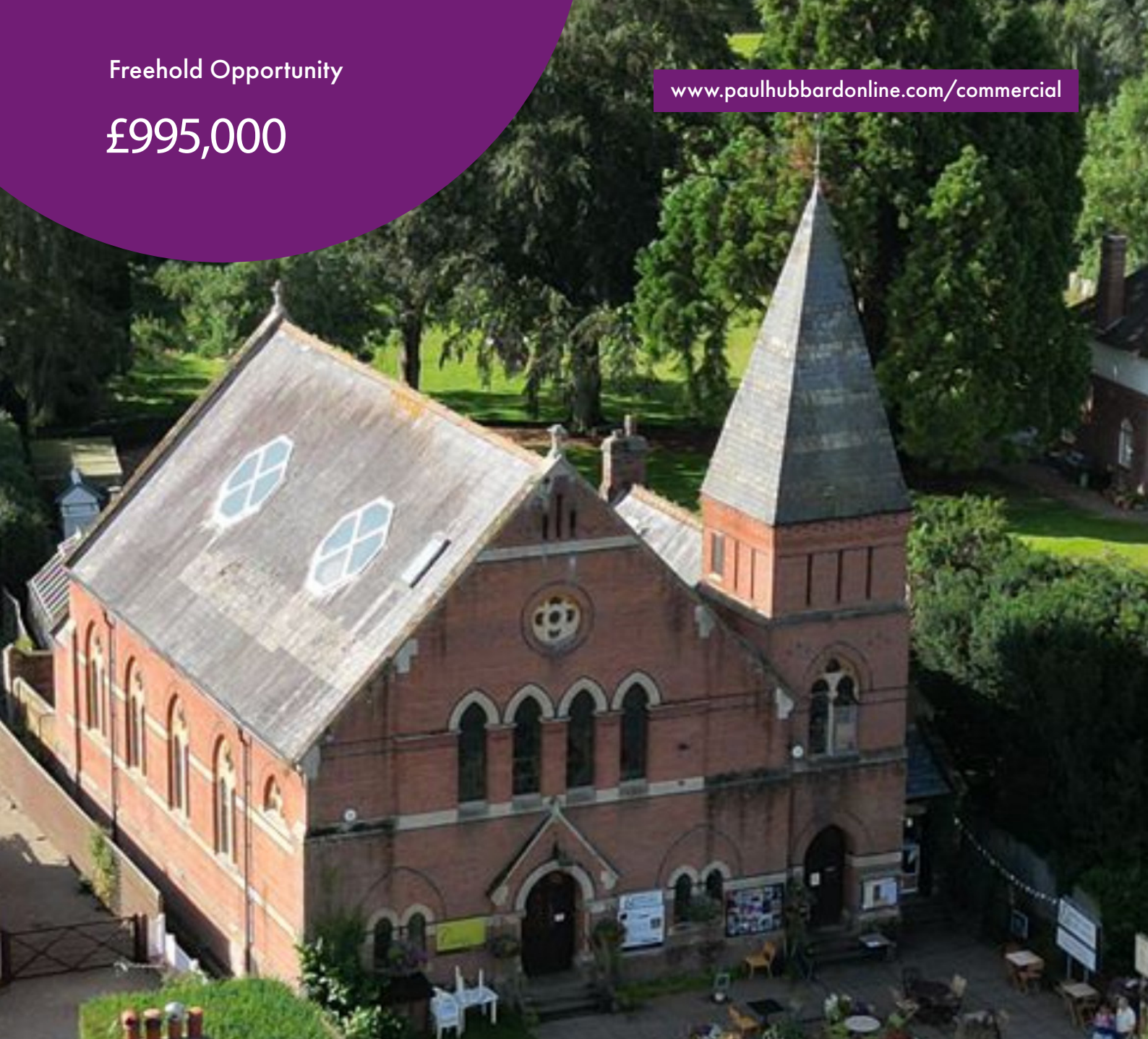


Freehold Opportunity

£995,000

www.paulhubbardonline.com/commercial



DEDHAM ART AND CRAFT CENTRE

Stunning converted church located in the heart of Dedham in Essex, currently being operated as a successful and highly regarded Art and Craft Centre.

Dedham, Essex.

☎ 01502 532 028

✉ jack@paulhubbardonline.com





PROPERTY SUMMARY



1. Beautiful converted church with over 7000sq ft of floorspace, currently being run as a successful Art and Craft Centre.

2. Situated in the heart of Dedham, an affluent village nestled in the Essex countryside which attracts tourists and visitors all year round.

3. The business currently works with 80+ tenants, all selling their own unique products, which generates in excess of £115,000pa in rental income.

4. Fantastic opportunity to take on an already successful business which has been built up over a 40 year period.

5. Accounts and lease information available upon request.

DESCRIPTION



Paul Hubbard Commercial are delighted to bring to market a truly unique property and business, Dedham Art and Craft Centre.

Situated within the beautiful village of Dedham, the Dedham Art and Craft Centre stands as a beacon of creativity and cultural vibrancy.

This unique establishment, set against the backdrop of the picturesque Essex countryside, embodies a fusion of artistic expression and community spirit.

Housed in a charming historic converted church building, the centre showcases a diverse array of locally crafted pieces, from intricately designed pottery to captivating paintings and handmade textiles

The welcoming ambiance invites residents and visitors alike to explore and engage with the thriving artistic community, fostering a sense of inspiration and connection.

As well as the vast array of items on sale, the property also includes a popular and successful tea room which draws in many customers throughout the year, both local and those from further afield.

The Dedham Art and Craft Centre adds a dynamic cultural dimension to the village, enhancing the quality of life for residents and contributing to the area's distinctive charm.

Due to retirement, the freehold is now available to purchase with an asking price of £995,000.



THE PROPERTY

Ground Floor: Large double doors open into a spacious showroom area, with a wide array of items available for sale, from greetings cards to stylish ornaments, kitchenalia and high-quality furnishings.

The ground floor includes a small kitchen area to the left upon entry which incorporates a large cupboard/storage area. To the rear is an office with additional storage and a staircase leading to the first floor.

The main showroom itself is open plan and features a wooden staircase giving access to the first floor retail area. To the right is the tearoom which has space for 50+ covers.

The tearoom has its own separate kitchen space with additional rooms at the front for storage of stock and equipment. There are also customer toilets available to the right of the main entrance.

First Floor: The first floor is bright and spacious with solid wood floors throughout. The staircase leads to an open plan trading area with a variety of products available from different vendors. To the left of the main

floor area is an annexe which is illuminated by the beautiful large octagonal windows in the ceiling. Again, there is wood flooring throughout with exposed beams which retains the historic feel of the building. To the front of the building on the first floor is a staff area which includes toilet facilities, a kitchen and multiple storage areas. There is an additional trading area and office both of which could be rented out, but are currently used by the owners.

Second Floor: The second floor begins with a stunning wooden walkway from the staircase which has a bright and airy feel due to the high ceilings and large windows. This again has a wide range of products available from local artists and craftspeople as well as additional storage space and staff toilet facilities to the front of the building.

External: The front of the property includes a gravelled area which is used as an additional seating area for visitors to the tearoom. The rear of the property has a small open area which has access to the boiler room and fire escapes.





THE BUSINESS

This is a thriving business which has been built up successfully over a 40 year period. It offers a fantastic regular income as well as allowing the owners a flexible work-life balance. The business has only had two owners in its 40 year history, with the current owners having been in place for over 20 years.

There are currently in excess of 80 tenants occupying various spaces within the centre, most of which have been selling their products from this location for a number of years.

All tenants are on rolling tenancy agreements with a 3 month notice period, and there are no rent arrears.

The current rental income from all tenants is £9489pcm, which puts the business on track to exceed £115,000 for the financial year which ends on March 31st 2024.

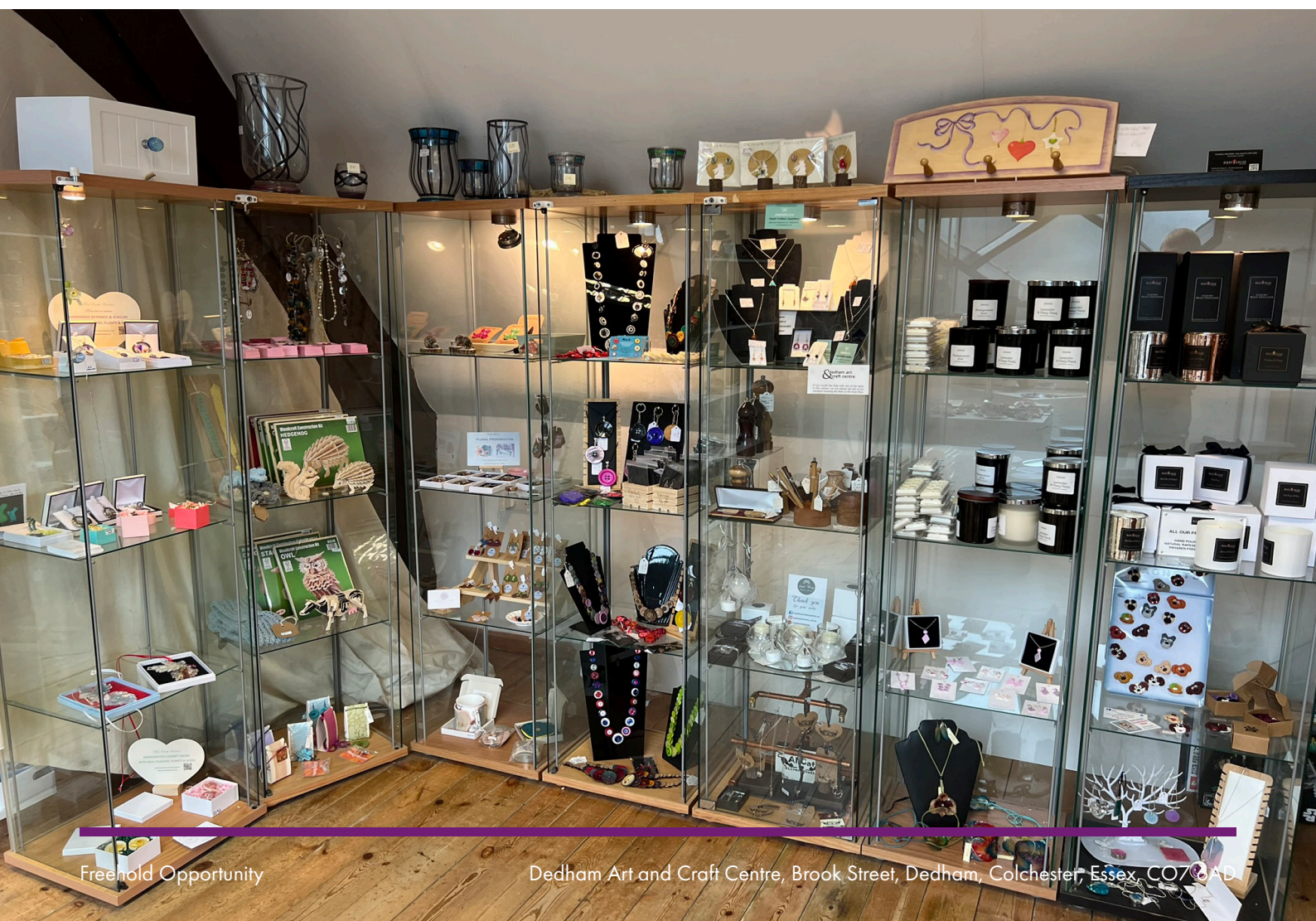
As well as the rental income, the owners occupy around two thirds of the ground floor showcasing products from

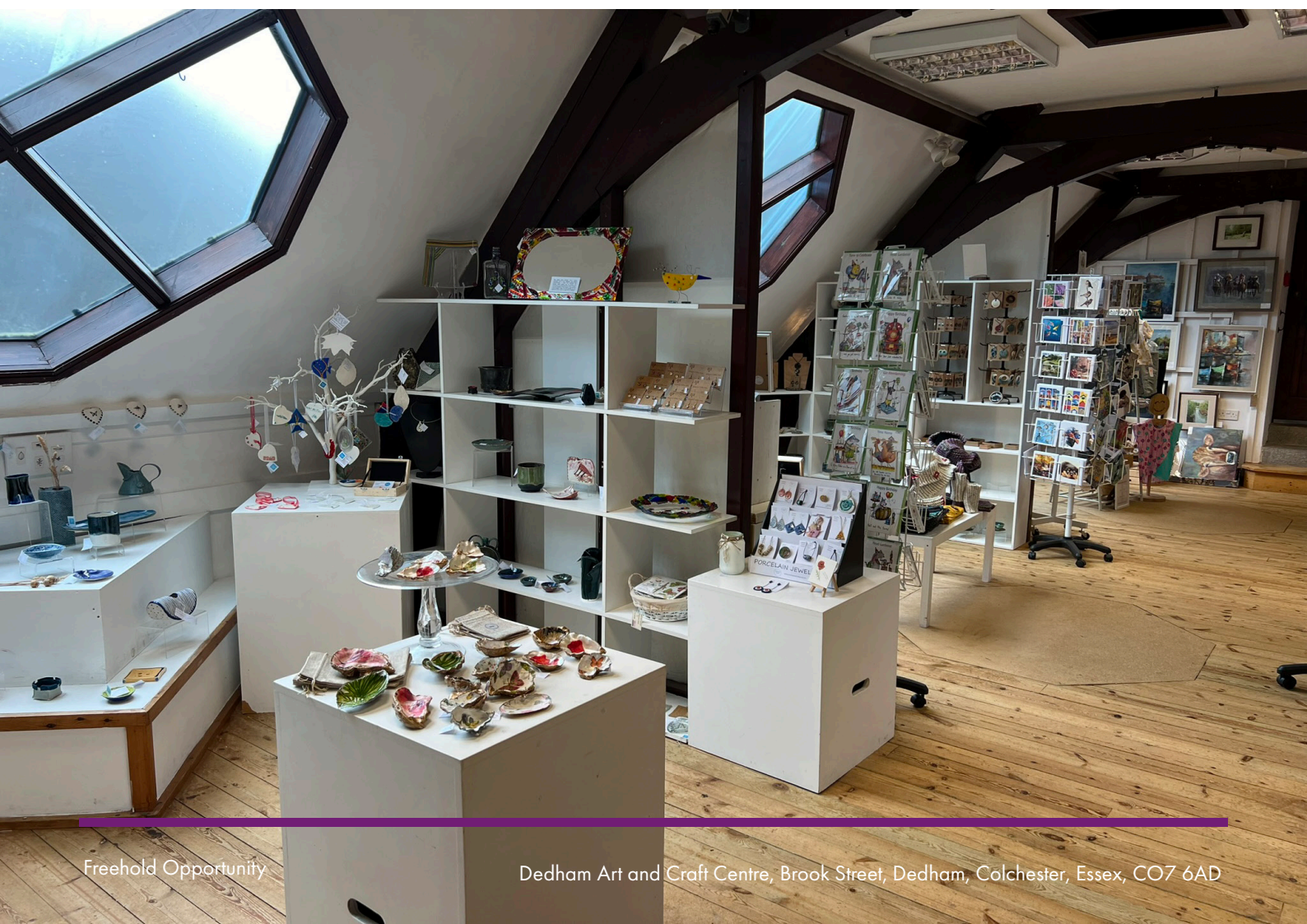
their own business Charlie6, which provides an additional stream of income. This was established back in 2009 and has one full time employee.

The tearoom has been in place for the full 40 years and currently contributes £18,500pa in rental income. The existing tenants have been operating from the centre since 2019. This is a very popular part of the business and helps to attract more and more people to the site, as well as offering a lovely environment for customers to sit down and enjoy some refreshments after a busy day of shopping!

As part of the lease agreement for the tea room, there is a 6 month notice and break clause in place for tenant and landlord.

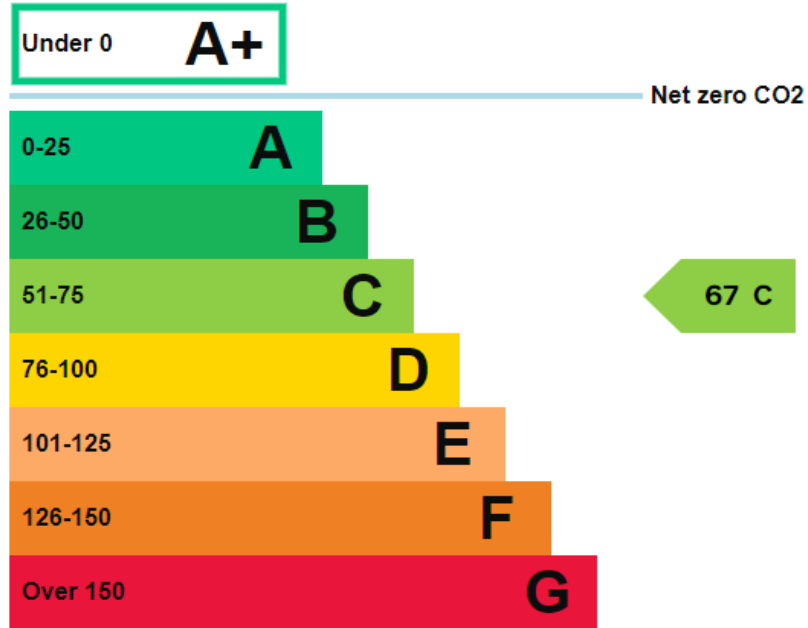
Business rates payable between April 2024 and March 2025 equate to £3461.81, which includes 75% retail relief.





EPC RATING

This property's energy rating is C.



RATES

Rateable value:

£27,750

For guidance on business rates, please contact Colchester City Council for more information.

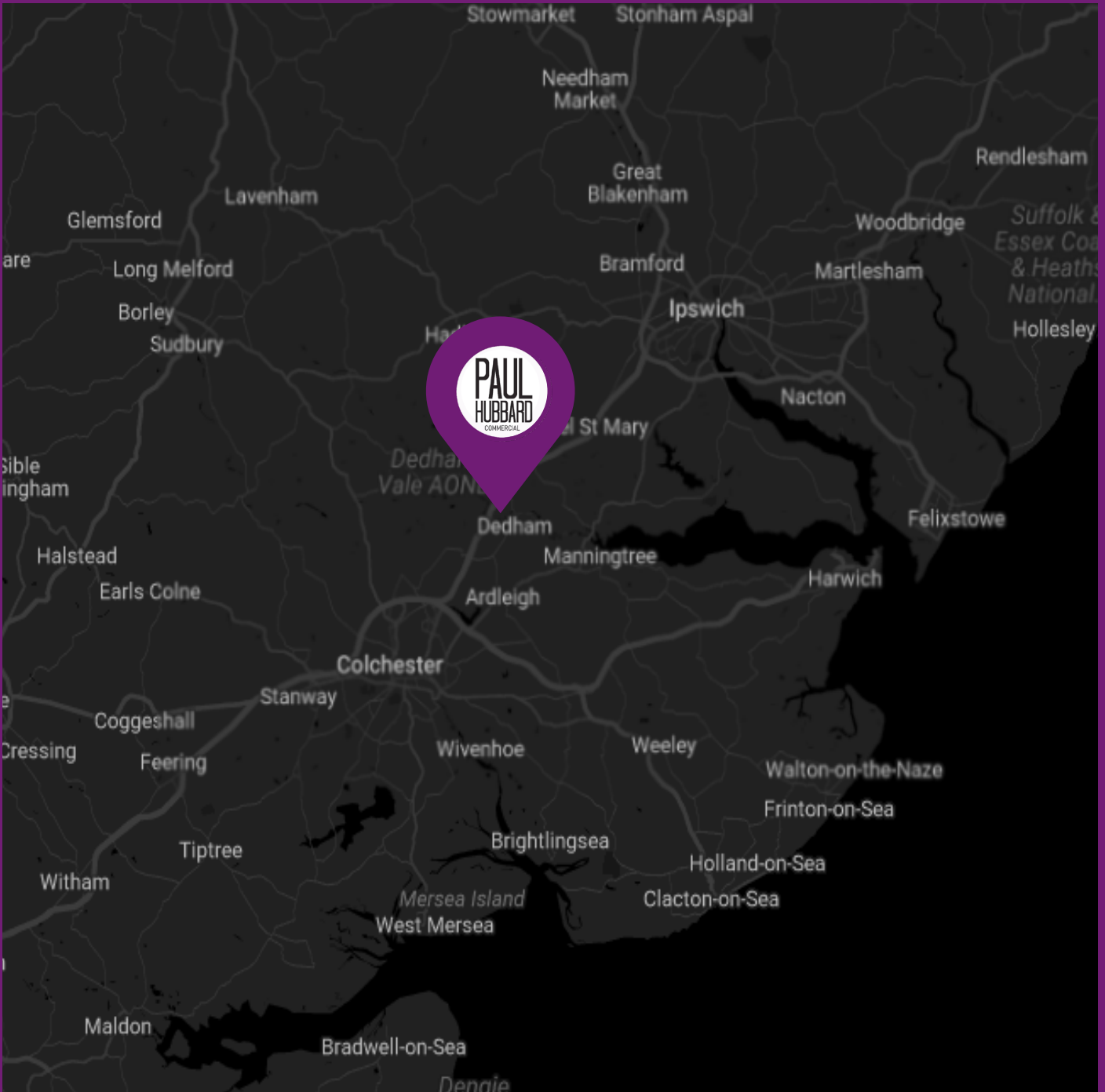


LOCATION



**Dedham Art & Craft Centre
Brook Street
Dedham
Essex
CO7 6AD**

Nestled in the heart of picturesque Constable Country, Dedham epitomises quintessential English charm, making it an idyllic setting for your dream business. Renowned for its stunning landscapes and historic allure, this enchanting village boasts a wealth of period architecture, including traditional timber-framed cottages and elegant Georgian houses. Surrounded by lush countryside, Dedham offers residents a peaceful and serene escape, with the gentle River Stour meandering through the landscape. The village centre exudes a timeless elegance, featuring quaint shops, charming tearooms, and a vibrant community spirit. Nature enthusiasts will revel in the Dedham Vale, an Area of Outstanding Natural Beauty, providing ample opportunities for leisurely walks and outdoor activities. With its rich cultural heritage, Dedham seamlessly blends the tranquility of rural living with the convenience of nearby amenities, making it a truly desirable location for those seeking an exquisite, well-balanced lifestyle.



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 2 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

CONTACT



To arrange a viewing or for more information on the property please contact Kayleigh Thorp at Paul Hubbard Commercial Ltd

01502 532 028

