

BUSINESS FOR SALE

BEAUTIFUL FREEHOLD GARDEN NURSERY,
TEA ROOMS & THERAPY CENTRE



BUSINESS TRANSFER

goadsby

THE POTTING SHED, WELLBEING NURSERY, THERAPY GARDEN
MIDDLEMARSH, SHERBORNE, DORSET DT9 5QN

SUMMARY >

- ESTABLISHED FREEHOLD GARDEN NURSERY, TEA ROOMS & THERAPY CENTRE
- HIGHLY REGARDED DESTINATION BUSINESS WITH LOYAL CUSTOMER BASE
- BEAUTIFUL GARDENS SET IN APPROXIMATELY 2.25 ACRES
- MULTIPLE INCOME STREAMS FROM RETAIL, CAFE AND THERAPY ROOMS
- ATTRACTIVE LIFESTYLE BUSINESS WITH GENUINE GROWTH POTENTIAL



12 Allocated
Parking Spaces



TBC
EPC Rating



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Location

Cerne Abbas approx. 5 miles. Sherborne approx. 7 miles. Dorchester 11.5 miles. Yeovil approx. 12 miles.

Description

Outdoor Tea Garden partially covered with 24 covers. Zen Garden with pavilion and more secluded seating. Potting Shed - plant sales display area. Vegetable Patch and Fruit Areas. 3 Therapy Rooms. Field of Dreams. Sewage Treatment Plant. 2 Beehives. Compost Area. Camping Area. Yoga Garden. Working Garden with polytunnel and Workshop. Welfare Unit. Customer Toilets. Steps up to **Kitchen** with chest freezer, fridge freezer, work top surfaces, base units, electronic cash register, extraction system, microwave, CCTV display, 4 hob double oven cooker, single drainer single bowl stainless steel sink unit, wash hand basin, 2 counter fridges, wall mounted electric heater. Into veranda with covered wooden decking overlooking the field of dreams, wooden tables and mixed chairs for 12 covers. Car parking for 12 vehicles which could be expanded.

Trading & Business

The Potting Shed, Wellbeing Nursery, Therapy Garden was established 3 years ago by our clients who now wish to retire.

Combining a garden nursery with a popular tea room and garden with a therapy centre. The business enjoys multiple complementary income streams and is developing an excellent reputation.

Customers are drawn not only by the extensive range of quality plants and garden products, but also by the tea rooms and gardens, making the business a genuine destination for visitors seeking a relaxing and unique experience. The therapy rooms and camping area further enhance the offering generating additional revenue whilst attracting a diverse customer base throughout the year.

The attractive setting provides an enviable lifestyle opportunity whilst offering considerable scope for future growth. Potential exists to expand retail sales, develop future events and workshops. In addition it would be possible to increase food and beverage trade, enhance the online presence, and extend the range of well-being services, subject to any necessary consents.

The business achieved a turnover of approximately £12,500 during the past year whilst the infrastructure was being established. With these foundations now firmly in place, the business is well positioned for rapid growth and offers significant potential for expansion.

Rateable Value

To be confirmed.

Tenure

FREEHOLD.

Price

£235,000 plus Stock at Valuation to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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