



**HARDWICKS GARDEN CENTRE
WETHERBY ROAD
BOROUGHBRIDGE
YO51 9HU**



**FOR SALE ON THE BASIS OF
A NEW 16 YEAR LEASE**



**The garden centre is well located adjacent to Morrisons supermarket
in the area where 4,000 new houses have been developed**



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Newbury, Berkshire, RG14 1JX
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LOCATION

Hardwick's Garden Centre is close to the centre of Boroughbridge, to the east of the A1(M) junction 48.

There is Ripon northwest, Harrogate southwest, and York southeast with Wetherby directly south, all within the catchment area.

SITUATION

Hardwick's garden centre is situated a mile north of junction 48 of the A1(M) fronting the eastern side of the Wetherby Road immediately adjacent to Morrisons supermarket which is on a roundabout.

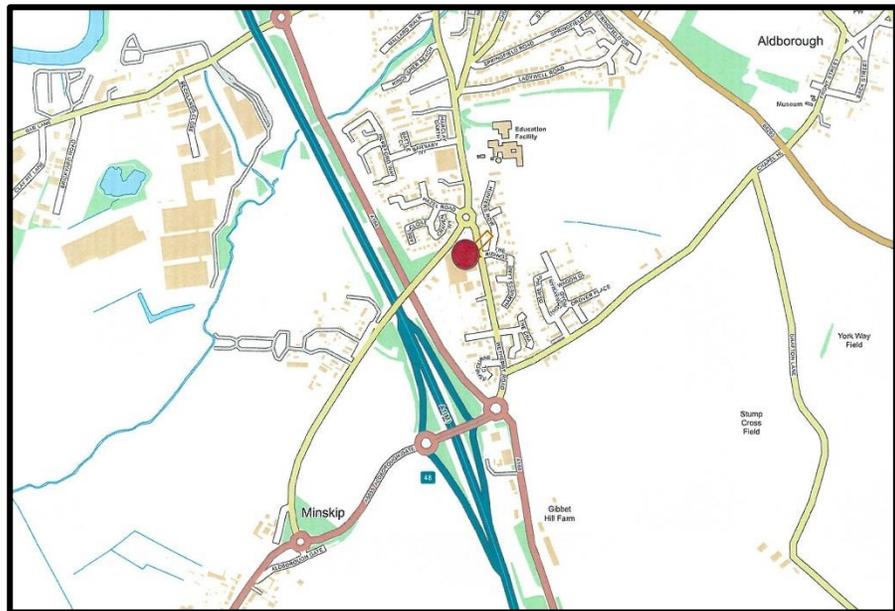
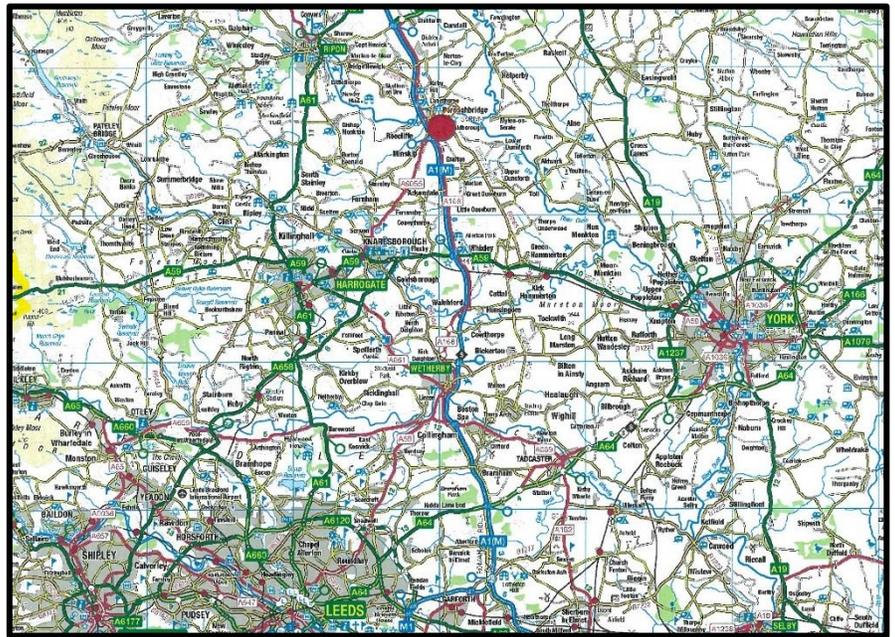
THE SITE

The site is rectangular and was formerly part of a carpark for Morrisons but is now a garden centre benefiting from a 70 metre frontage to the Wetherby Road, and a 65 metre frontage to the back road.

A site plan is attached with the site boundaries edged red and we estimate that the site extends to approximately 0.26 hectares (0.642 acres).

DESCRIPTION

Access is off the road into an access yard, and then right through double metal gates into a tarmacadam carpark with 13 marked spaces.



More cars could be parked because to the rear of the car park there are hard landscaping materials, to the front of the carpark compost is displayed for sale, and at the end of the carpark there is a portaloo and an open fronted forklift truck shed plus a metal storage container.

Customer access is through a wooden arch into the planteria which is dominated by a wooded covered irrigated walkway used as a protected sales area for plants.

Throughout the planteria plants and pots are displayed on raised moveable benches and within the planteria, which is protected by a high metal security fence, there are an arrangement of wooden buildings for display, storage and one used as a protective sales area for horticultural sundries.

There is another storage shed, a wooden chalet used as an office, a wooden building used as a staff room and storage, plus a polytunnel.

On the far side of the planteria, there is a pedestrian access door which is adjacent to Morrisons coffee shop where customers can look through the window into the planteria.

The heated covered main sales buildings are up against the wall of Morrisons and comprise a number of separately linked structures.

Access is into a central conservatory with polycarbonate roof which links to the rear to a lean to glasshouse which is used for horticultural sundries.

To the left and right of the conservatory are wooden frame and clad storage buildings under sloping asphalt roofs. On the left are cards and gifts with spotlights, on the right is a general sales area and furniture.



ACCOMMODATION

We have measured the premises in accordance with the Code of Measuring Practice published by The Royal Institution of Chartered Surveyors and the floor areas are as follows measured gross internal:-

The structures are numbered on the drawing attached.

| | | | |
|----|---|--------------------|---------------------|
| 1 | Main Sales Building | | |
| 1a | Entrance / Conservatory | 48.3 sq.m. | 520 sq.ft. |
| 1b | Lean to Glasshouse | 91.4 sq.m. | 983 sq.ft. |
| 1c | Cards | 18.9 sq.m. | 203 sq.ft. |
| 1d | Gifts | 37.0 sq.m. | 398 sq.ft. |
| 1e | General Sales | 33.6 sq.m. | 362 sq.ft. |
| 1f | Furniture | 42.8 sq.m. | 461 sq.ft. |
| 2 | Covered Walkway | 66.2 sq.m. | 713 sq.ft. |
| 3 | Sales Building | 27.9 sq.m. | 300 sq.ft. |
| 4 | Staff and Storage | 15.2 sq.m. | 164 sq.ft. |
| 5 | Office | 10.8 sq.m. | 116 sq.ft. |
| 5a | Canopy | 4.3 sq.m. | 47 sq.ft. |
| 6 | Wooden Shed | 6.9 sq.m. | 74 sq.ft. |
| 7 | Polytunnel | 21.7 sq.m. | 234 sq.ft. |
| 8 | Wooden Store | 11.3 sq.m. | 122 sq.ft. |
| 9 | Metal Storage Container | 26.4 sq.m. | 284 sq.ft. |
| 10 | Portaloo | 1.2 sq.m. | 13 sq.ft. |
| 11 | Forklift Truck Shed | 10.9 sq.m. | 117 sq.ft. |
| | Total Heated and Unheated Sales Area | 475.2 sq.m. | 5,111 sq.ft. |

SERVICES

We understand that the garden centre is connected to mains electricity single-phase, and to the mains water supplies with the planteria being irrigated.

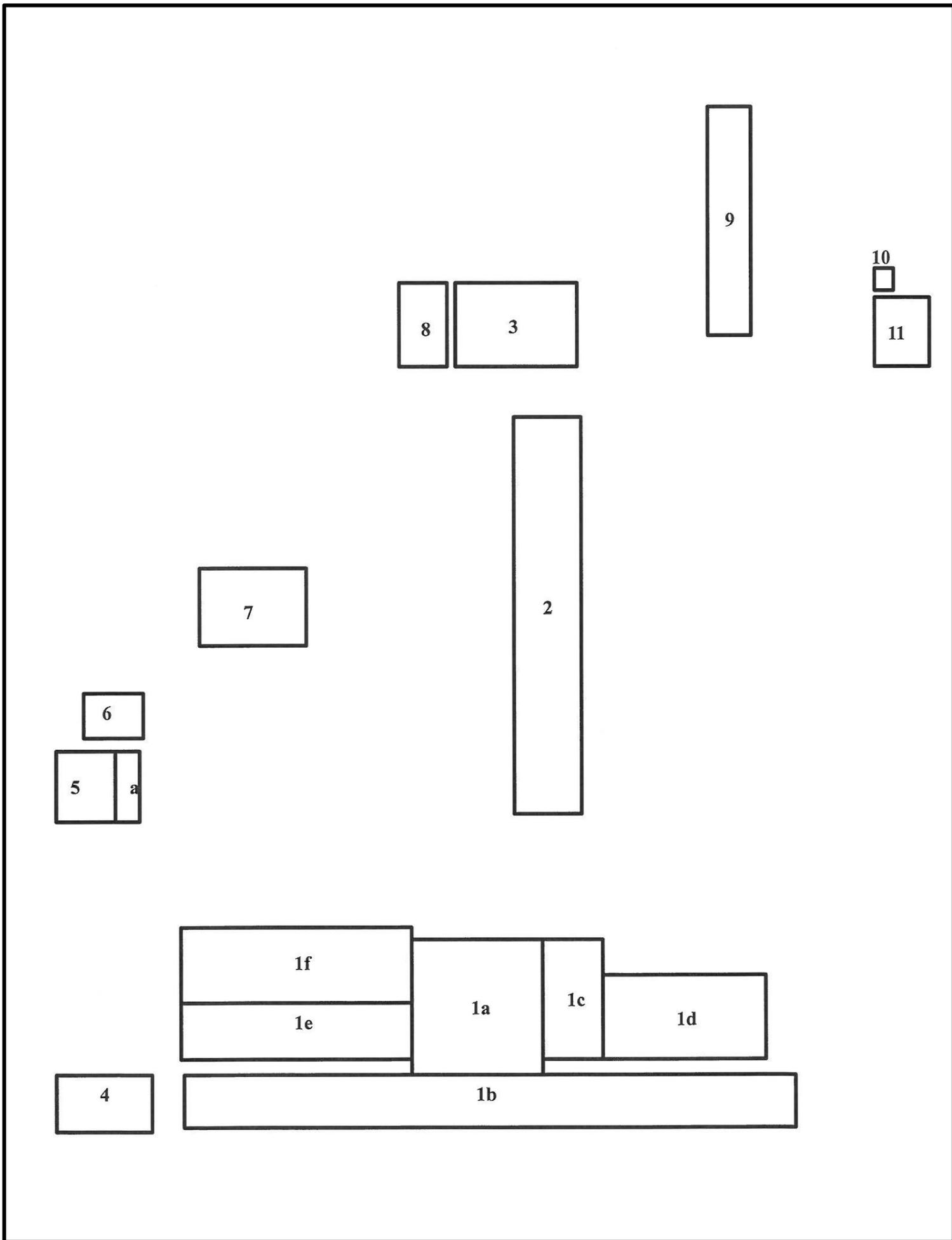
Heating is via diesel heaters, oil radiators, and calor gas heaters, and there is a rented portaloo.

We understand that Morrisons only charges £150 per quarter for water and electricity.

RATING ASSESSMENT

We have been informed by the Rating Department of Harrogate Council that the premises are assessed for rates as follows:

| | |
|--------------------------|---|
| Description in the List | Garden Centre and Premises |
| Rateable Value | £16,750 |
| Commercial Rate in the £ | 49.9 pence (2024/2025) (up to £50,000) |
| Rates Payable | £8,358.25 (2024/2025) excluding transitional relief |



TOWN PLANNING

We have not had sight of any planning consents but understand that all the structures are consented.

THE BUSINESS

We have had sight of Statement of Accounts for The Greenery Garden Centre LTD for the years ending 31st Dec 19 to 31st Dec 22 and we have been provide with an estimate or turnover and profitability for 2023 and the relevant information is as follows:-

| | 2019 | 2020 | 2021 | 2022 | 2023 A&E |
|-------------------------------------|----------|----------|----------|----------|----------|
| Turnover | £381,608 | £456,742 | £565,905 | £471,282 | £475,000 |
| % Inc | - | 19.7% | 23.9% | - | |
| Gross Margin | 32.1% | 34.4% | 31.8% | 33.3% | |
| Operating Profit* | £37,893 | £101,340 | £101,959 | £91,901 | £95,000 |
| Operating Profit % | 9.9% | 22.2% | 18.0% | 19.5% | 20.0% |
| Net Profit | £6,362 | £68,898 | £68,345 | £50,780 | |
| Net Profit % | 1.7% | 15.1% | 12.1% | 9.0% | |
| Wages | 6.7% | 7.4% | 4.8% | 7.4% | |
| Marketing | 0.5% | 0.2% | 0.2% | 0.2% | |
| Covid Income | | £25,000 | | | |
| Operating Profit less Income | | £76,340 | | | |
| Operating Profit % | | 16.7% | | | |

* The definition of operating profit in this instance is trading profit before tax, director's costs, interest charges, depreciation and other extraordinary costs. This gives an indication of the revenue stream that a potential purchaser can hope to achieve prior to his own expenses and the finance required making the purchase.

Turnover jumped from £382,000 in 2019 by 19.7%, to £457,000 in 2020 with the gross margin increasing to 34.4%, wages at a low 7.4%, marketing at only 0.2%, and an operating profit of £101,340, 22.2%.

In 2021, due to Covid, turnover jumped by a further 23.9% to £566,000, the gross margin dropped to 31.8%, wages dropped to 4.8%, marketing remained at 0.2%, and the operating profit was £102,000, 18%.

In 2022, turnover dropped back to 2020 levels at £471,282, gross margin increased to 33.3%, wages went back up to 7.4%, marketing remained the same at 0.2%, and the operating profit was £91,901, 19.5%.

In the current year, although it was hoped that turnover would substantially increase due to the very wet July and early part of August, turnover and profitability are likely to remain very similar to 2022.



GENERAL REMARKS/COMMENTS APPERTAINING TO VALUE

Hardwicks Garden Centre is a small, but attractive business, well located just off the A1(M), fronting the Wetherby Road adjacent to Morrisons supermarket.

A new lease has been granted which has 16.5 years unexpired at a rent of £21,000 per annum, 4.5% of turnover where we would assess the rental value at £30,000, 6.5% of turnover which gives a current profit rent of £9,000 per annum.

We are informed 4,000 houses have been built in Boroughbridge over the last two years and one of the other reasons why turnover is not going to increase this year is that currently the road infrastructure is being improved which means that access to the garden centre has been impaired.





PROPOSAL

Offers are sought in the region of £195,000 plus stock and moveable plant and machinery at valuation for the leasehold interest of the land, infrastructure, buildings and trading potential.

PLANT AND MACHINERY

A detailed list can be made available to seriously interested parties following a formal viewing.

STOCK

Stock is available by separate negotiation.

STAFF

A staff list can be made available to seriously interested parties following a formal viewing.

FINANCE - In addition to our property services we have extensive experience in raising money for individuals and businesses. We use a network of first class lending agencies and we can arrange term loans and overdraft facilities.

We have no ties with any bank or other lender and we always act for you, not the bank.

If you want an independent, no obligation, appraisal of your requirements please call Simon Quinton Smith on 01635 262520 or 07785 732460.

LEGAL COSTS - Each party to pay their own legal costs.

VIEWING - Strictly by appointment through agents:-

Quinton Edwards

Bartholomew House, 38 London Road,
NEWBURY, Berkshire. RG14 1JX

TEL: 01635 551441 FAX: 01635 551440



***Subject to Contract *All Figures Quoted are Exclusive of VAT *All Measurements Are Approximate**

26th April 2024

Misrepresentation Act *This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed*