



Telephone
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www.lawsoncommercial.co.uk

Due To Retirement
Garden Centre, Nursery & Cafe With Paddocks
In The Heart Of The Ashdown Forest
Freehold For Sale
ASHDOWN FOREST GARDEN CENTRE
& GREEN FINGERS CAFE
DUDDLESWELL, UCKFIELD TN22 3JP



**NEW
LOWER
PRICE**

LOCATION

Situated in the heart of the Ashdown Forest on the B2026 Maresfield/Hartfield road and approximately 5½ miles north of Uckfield and 4.2 miles west of Crowborough via New Road and the A26. The A22 at Maresfield is easily accessible.

ACCOMMODATION

The premises comprise a variety of buildings in addition to the large, central greenhouse with a cafe, children's play area, paddocks and an open display area.

In more detail the premises are arranged as follows:



From the car park, walkway down a slope towards a large greenhouse with, on the lefthand side a sales area for specialist paving approx. 40' x 25' (12.2m x 7.6m) + a small office.



To the righthand side is:
Green Fingers Cafe

continued

- SHOPS
- OFFICES
- FACTORIES
- WAREHOUSES
- INVESTMENTS
- LAND
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- SURVEYS
- RENT REVIEWS
- LEASE RENEWALS
- RATING

The Granary
Cornfords Yard
High Street
Uckfield
East Sussex TN22 1RJ

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2. Ashdown Forest Garden Centre, Duddleswell

Ground floor seating area
Approx. 501 sq ft (46.5 sq m)

Seating for approx. 30.



Serving area

Coffee machine + electric hob.

Leading to:

Preparation area

Shelving, sinks, tiled floor + various fridges.

124 sq ft (11.5 sq m)

Door to lobby leading to:

Cloakrooms

2 separate low level w.c.s each with hand basin.

Double doors to:

Decking area

with room for further tables and leading to outside seating area.



1st Floor

Arranged for administration, offices & storage.

625 sq ft (58.1 sq m)



Adjoining the cafe is:

Open Display Area

~5,000 sq ft (464 sq m)



Arranged as a display area for plants including shrubs and leading to:

The Chestnut Room

continued



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Accred. No. A6545



Membership No. T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.

3. Ashdown Forest Garden Centre, Duddleswell

24' x 21'9" (7.3m x 6.6m) **522 sq ft (48.5 sq m)**
Used for the display and sale of pottery.

Open sided covered area
46'6" x 15'6" (14.2m x 4.7m) **720 sq ft (66.9 sq m)**

Workshop annexe
31'9" x 10'6" (9.7m x 3.2m) **334 sq ft (31.0 sq m)**

Enclosed small work yard



Stable/store
27'3" x 12'9" (8.3m x 3.9m) **344 sq ft (32.0 sq m)**

Aluminium framed poly tunnel
1,572 sq ft (146.0 sq m)

Adjoining pot/timber store
48'3" x 21'6" (14.7m x 6.6m) **1,044 sq ft (97.0 sq m)**



Terraced display area
Slightly L-shaped, **overall 2,026 sq ft (188.2 sq m)**

Adjoining former propagation area
Used for open storage **approx. 1,750 sq ft (163 sq m)**

Leading to:
Lower section - Used by paving contractor
~ 4,500 sq ft (418 sq m)



Adjoining the Lower section is:
Former Propagation unit/potting shed/store
72'3" x 24'3" (22.0m x 7.4m) **1,754 sq ft (162.9 sq m)**



This also adjoins:
Open-fronted store
24'6" x 12'6" (7.5m x 3.8m) **301 sq ft (28.0 sq m)**

Main greenhouse

4. Ashdown Forest Garden Centre, Duddleswell



38'9" x 196'9" (11.8m x 60.0 m)

7,621 sq ft (708.0 sq m)

**Total Approximate
Outside Display Area excluding car park
10,000 sq ft (929 sq m)**

Car parking area

Approx. 80' x 105' (24m x 32m) **8,400 sq ft (780 sq m)**

Room for 50 cars plus.

Childrens play area

Adjoining paddocks



To the lefthand side of the driveway into the site are 2 paddocks totalling some 3.018 acres (1.22 hectares). These can be excluded from the sale if not required.



Summary of Areas

10 buildings including greenhouse - 17,805 sq ft (1,654.1 sq m)

Outside display area excluding car park 10,000 sq ft (929 sq m)

Paddocks 3.018 acres (1.22 hectares)

Overall Site ~5.5 acres (2.23 hectares)

BUSINESS

The premises have traded for over 50 years as a successful nursery/garden centre. Originally the business started in the 1960s as a nursery. A number of owners have, over that period, changed the style of the business carrying out a variety of renovations and improvements. The current owners opened the Green Fingers Cafe which has been a great success and draws a significant number of people to the site. The garden centre remained open during the recent Covid Pandemic. The financial year end is August and figures will be available to seriously interested parties to August 2022 shortly. Turnover is estimated to be in the region of £300,000 for the current financial year.

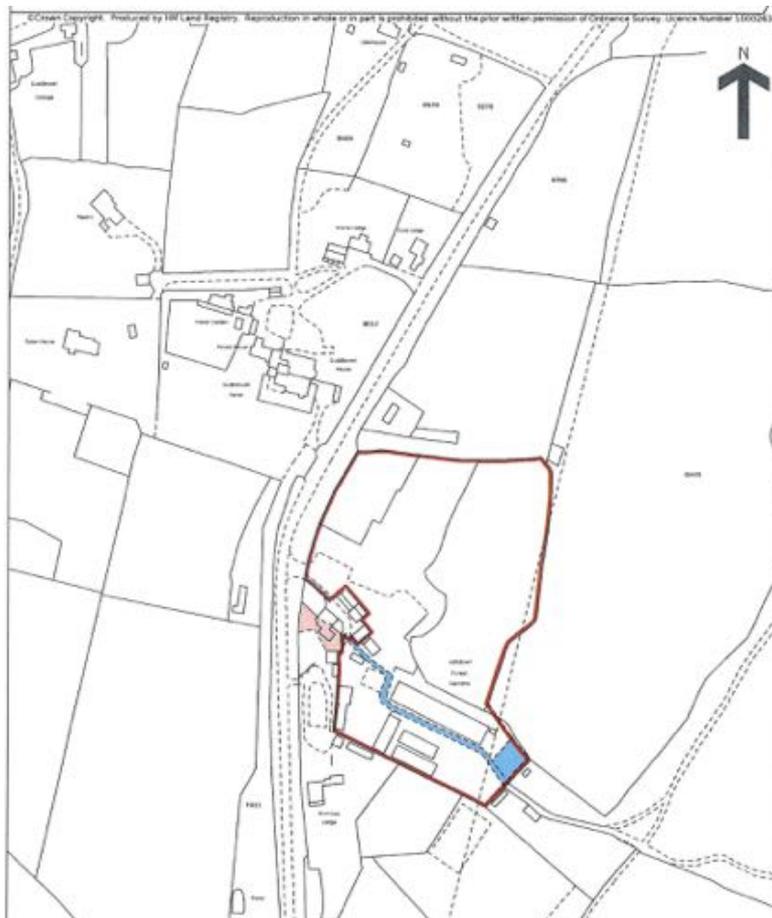
The Paving Contractor and the Pot Retailer each pay £500 per calendar month for the space they occupy under an informal arrangement with the owners.

5. Ashdown Forest Garden Centre, Duddleswell



- Rights of Access** Streeter Farm Cottage has a right of access from the main road to the cottage + 2 car spaces but no further access into the site.
- RATES** Local Authority: Wealden SBR (22/23): 49.9p
Rateable value : £14,250
- N.b.** Eligible businesses occupying a property with a rateable value of less than £15,000 may be entitled to small business rate relief with properties having a rateable value of £12,000 or less paying no rates. Further details may be found at www.gov.uk/apply-for-business-rate-relief.
- PRICE** Offers in the region of £895,000 for the freehold & business to include fixtures & fittings + stock at valuation.
- VAT** VAT will not be charged on the purchase price.
- SERVICES** The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.
- EPC** The Vendor has been advised that an energy performance certificate may be required.
- VIEWING** Strictly by prior appointment with agents, **Lawson Commercial**. Staff should not be approached under any circumstances.

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6. Ashdown Forest Garden Centre, Duddleswell

