



Wyevale
garden
centres

AN EXCEPTIONAL OPPORTUNITY
TO ACQUIRE 145 GARDEN
CENTRES IN ENGLAND & WALES

AVAILABLE INDIVIDUALLY, AS SUB GROUPS OR AS A PORTFOLIO

www.wyevalegardencentres.christie.com

PORTFOLIO OVERVIEW

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OWNERSHIP OPPORTUNITIES: of interest to financial buyers, national, regional and independent garden centre operators and local business people



EXCEPTIONAL LOCATIONS: throughout England & Wales, with significant weighting towards the South East of England and a number of potential regional sub groupings. Located within easy reach of affluent population centres and on or close to busy roads and urban areas



DIVERSE SITE SIZES: sites range from 1 to 108 acres, typically including large car parks



ATTRACTIVE TENURE: portfolio consists of 81 freehold and 64 leasehold garden centres. Pure leasehold properties have an average remaining term of 21 years



NOTABLE TRADING: combined turnover of the portfolio exceeds £330 million, resulting in an aggregate centre contribution after rent of approximately £50 million



DEVELOPMENT POTENTIAL: prominent trading positions and sizeable plots provide a number of alternative use development opportunities (in whole or in part) at a number of properties, subject to planning

145

Locations

8.2

 acres

Average site size

315,000

Average annual footfall per location

£2,275,000

Average annual sales per location

£140,000

Average annual concession rental income per location

PROPERTY LIST

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TOWN / CITY	COUNTY	TOTAL PLOT (ACRES)	TENURE	OFFERS BASED ON (£)	REFERENCE NUMBER
EAST ANGLIA					
Braintree	Essex	3.90	Leasehold	1,000,000	1418184
Brentwood	Essex	6.01	Leasehold	600,000	1418186
Bressingham	Norfolk	5.60	Freehold	1,400,000	1418194
Bury St Edmunds	Suffolk	4.34	Freehold	4,600,000	1418191
Codicote	Hertfordshire	5.86	Freehold	10,000,000	2411597
Colchester	Essex	5.87	Leasehold	200,000	1418190
Hitchin	Hertfordshire	3.54	Freehold	3,800,000	2411600
Huntingdon	Cambridgeshire	20.26	Leasehold	2,200,000	1418185
Norwich	Norfolk	5.31	Leasehold	200,000	1418189
Peterborough	Cambridgeshire	8.86	Leasehold	200,000	5710776
Rayleigh	Essex	3.24	Leasehold	200,000	1418187
Royston	Hertfordshire	10.50	Leasehold	1,500,000	2411612
Springfield	Essex	1.72	Leasehold	4,400,000	1418188
Stevenage	Hertfordshire	7.80	Leasehold	400,000	2411613
Sudbury	Suffolk	35.68	Freehold	1,100,000	1418192
Woodbridge	Suffolk	6.27	Freehold	11,250,000	1418193
GREATER LONDON					
Brentford	London	2.69	Leasehold	500,000	2411614
Bromley	London	3.80	Freehold	5,250,000	2411603
Croydon	London	2.57	Leasehold	2,800,000	2411607
Croydon	London	0.90	Freehold	2,000,000	2411605
Enfield	London	4.90	Freehold	2,300,000	2411598
Harrow	London	3.58	Leasehold	400,000	2411608
Merton	London	3.08	Leasehold	1,400,000	2411609
Osterley	London	7.00	Leasehold	1,100,000	2411610
Potters Bar	Hertfordshire	6.91	Leasehold	400,000	2411611
Upminster common	London	6.85	Leasehold	400,000	2411616
Wallington	London	30.00	Freehold	35,000,000	4210513
Walton on Thames	Surrey	4.42	Freehold	3,500,000	2411604
Weybridge	Surrey	6.24	Leasehold	800,000	2411606
MIDLANDS					
Birmingham	West Midlands	1.89	Leasehold	1,100,000	5813052
Birmingham	West Midlands	11.61	Freehold	9,250,000	5813073
Coventry	Warwickshire	4.66	Leasehold	300,000	5813053
Derby	Derbyshire	5.22	Freehold	7,500,000	5710780
Horncastle	Lincolnshire	4.65	Freehold	1,800,000	5710778
Leicester	Leicestershire	6.45	Freehold	8,000,000	5710781
Lichfield	Staffordshire	7.98	Leasehold	8,500,000	5813063
Louth	Lincolnshire	4.97	Freehold	3,000,000	5710779

TOWN / CITY	COUNTY	TOTAL PLOT (ACRES)	TENURE	OFFERS BASED ON (£)	REFERENCE NUMBER
Milton Keynes	Buckinghamshire	9.61	Freehold	6,500,000	2411602
Northampton	Northamptonshire	6.48	Leasehold	1,000,000	5813056
Northampton	Northamptonshire	14.35	Leasehold	1,900,000	5813060
Podington	Bedfordshire	3.31	Freehold	1,800,000	5813067
Rugby	Warwickshire	17.00	Leasehold	4,000,000	5813062
Shrewsbury	Shropshire	7.66	Freehold	8,500,000	5813072
Solihull	West Midlands	7.00	Leasehold	250,000	5813054
Stafford	West Midlands	7.55	Freehold	3,800,000	5813070
Stapleton	Leicestershire	17.10	Leasehold	3,400,000	5710777
Stourbridge	West Midlands	18.04	Leasehold	1,200,000	5813055
Stratford-Upon-Avon	West Midlands	4.28	Leasehold	1,200,000	5813058
Telford	Shropshire	9.47	Leasehold	2,100,000	5813061
Walsall	West Midlands	5.91	Freehold	800,000	5813064
Wellingborough	Northamptonshire	5.44	Freehold	700,000	5813065
Wolverhampton	West Midlands	6.20	Freehold	2,000,000	5813068
Wolverhampton	West Midlands	22.24	Freehold	3,400,000	5813069
Worcester	Worcestershire	17.00	Freehold	3,800,000	5813071
NORTH					
Altrincham	Greater Manchester	4.10	Leasehold	900,000	5613331
Altrincham	Greater Manchester	7.20	Freehold	3,000,000	5613334
Bolton	Greater Manchester	4.40	Leasehold	250,000	5613330
Huddersfield	West Yorkshire	2.20	Leasehold	900,000	5416834
Huddersfield	West Yorkshire	3.20	Freehold	6,000,000	5416836
Morpeth	Northumberland	49.80	Freehold	14,000,000	6410952
Nantwich	Cheshire	108.00	Leasehold	1,700,000	5813059
Newcastle Upon Tyne	Tyne & Wear	18.50	Leasehold	800,000	6410950
Preston	Lancashire	4.76	Freehold	1,400,000	5613333
Stockport	Greater Manchester	7.10	Freehold	7,000,000	5613336
Stockton-on-Tees	Durham	4.20	Freehold	8,000,000	6410951
Tarporley	Cheshire	5.90	Freehold	1,200,000	5613332
Wakefield	West Yorkshire	5.31	Freehold	2,100,000	5416835
Widnes	Lancashire	5.13	Freehold	2,100,000	5613335
Wrexham	North East Wales	6.64	Freehold	8,000,000	5613337
York	North Yorkshire	6.80	Freehold	7,500,000	5416837

PROPERTY LIST

TOWN / CITY	COUNTY	TOTAL PLOT (ACRES)	TENURE	OFFERS BASED ON (£)	REFERENCE NUMBER
SOUTH EAST					
Andover	Hampshire	5.97	Freehold	6,500,000	3818128
Ashford	Kent	8.80	Freehold	1,000,000	8812124
Aylesbury	Buckinghamshire	10.90	Freehold	13,000,000	2411601
Basingstoke	Hampshire	2.10	Freehold	1,500,000	4810024
Basingstoke	Hampshire	10.10	Freehold	1,600,000	4810025
Beaconsfield	Buckinghamshire	5.97	Freehold	9,250,000	2411595
Bicester	Oxfordshire	22.00	Leasehold	1,000,000	3818122
Bracknell	Berkshire	4.16	Freehold	2,400,000	4810031
Brighton	East Sussex	3.04	Leasehold	7,000,000	8812116
Chartham	Kent	2.68	Leasehold	500,000	8812117
Chichester	West Sussex	7.09	Freehold	1,700,000	3818130
Chilton	Oxfordshire	6.87	Freehold	2,400,000	4810026
Chipperfield	Hertfordshire	7.94	Freehold	3,500,000	2411596
Crawley	West Sussex	3.99	Leasehold	700,000	8812118
Dorking	Surrey	6.44	Leasehold	700,000	3818123
Eastleigh	Hampshire	6.20	Freehold	2,600,000	3818131
Findon	West Sussex	4.00	Leasehold	700,000	8812120
Forest row	East Sussex	3.82	Freehold	1,400,000	8812131
Gillingham	Kent	3.96	Leasehold	200,000	8812119
Hailsham	East Sussex	4.27	Freehold	1,800,000	8812126
Havant	Hampshire	5.95	Freehold	7,000,000	3818132
Hemel Hempstead	Hertfordshire	6.07	Freehold	2,000,000	2411599
Hungerford	Berkshire	2.67	Freehold	6,000,000	4810028
Lewes	East Sussex	3.29	Freehold	1,900,000	8812125
Marlow	Buckinghamshire	3.80	Freehold	3,800,000	3818135
Nr Horsham	Surrey	15.53	Freehold	5,200,000	8812127
Oxford	Oxfordshire	4.87	Freehold	800,000	4810023
Paddock Wood	Kent	3.20	Leasehold	400,000	8812122
Pulborough	West Sussex	21.46	Freehold	2,700,000	8812128
Rake	Surrey	4.58	Leasehold	500,000	3818124
Ramsgate	Kent	4.62	Leasehold	1,300,000	8812123
Reading	Berkshire	2.09	Freehold	2,800,000	4810029
St Leonards-on-Sea	East Sussex	1.12	Leasehold	600,000	8812121
Thatcham	Berkshire	8.80	Leasehold	900,000	4810022
Tring	Hertfordshire	5.75	Leasehold	900,000	2411615
Tunbridge Wells	Kent	20.97	Freehold	5,000,000	8812129
Twyford	Berkshire	10.89	Freehold	7,250,000	4810032
Windsor	Berkshire	3.14	Freehold	5,500,000	3818137
Winnersh	Berkshire	9.20	Freehold	5,000,000	4810030
Woking	Surrey	3.62	Leasehold	500,000	3818127
Wokingham	Berkshire	13.86	Freehold	2,700,000	4810027
Worthing	West Sussex	3.70	Freehold	2,300,000	8812130

TOWN / CITY	COUNTY	TOTAL PLOT (ACRES)	TENURE	OFFERS BASED ON (£)	REFERENCE NUMBER
SOUTH WEST					
Barnstaple	Devon	5.10	Freehold	1,000,000	3217068
Bristol	Bristol	5.97	Leasehold	2,500,000	3410377
Bristol	Bristol	4.45	Freehold	1,300,000	3410381
Bude	Cornwall	17.70	Freehold	1,000,000	3217069
Burnham-on-Sea	Somerset	6.00	Freehold	12,250,000	3410382
Cadham	Hampshire	3.38	Freehold	5,000,000	3818129
Cardiff	Cardiff	8.20	Leasehold	1,300,000	4710059
Carmarthen	Carmarthenshire	3.23	Leasehold	400,000	4710058
Cheddar	Somerset	8.85	Freehold	2,700,000	3410380
Cheltenham	Gloucestershire	3.00	Leasehold	500,000	3410373
Dorchester	Dorset	11.07	Freehold	5,500,000	3217070
Ferndown	Dorset	2.05	Leasehold	200,000	3818125
Gloucester	Gloucestershire	8.10	Leasehold	2,000,000	3410374
Gloucester	Gloucestershire	3.75	Leasehold	400,000	3410376
Hayle	Cornwall	5.53	Leasehold	900,000	3217067
Hereford	Herefordshire	7.95	Freehold	800,000	5813066
Hereford	Herefordshire	7.95	Leasehold	1,000,000	5813057
Ivybridge	Devon	13.84	Leasehold	500,000	3217066
Lechlade	Gloucestershire	4.52	Leasehold	1,100,000	3410384
Monmouth	Monmouthshire	7.42	Freehold	1,500,000	4710061
Nailsworth	Gloucestershire	2.84	Leasehold	500,000	3410378
Salisbury	Wiltshire	5.90	Freehold	1,000,000	3818134
Salisbury	Wiltshire	6.95	Freehold	800,000	3818136
Sidmouth	Devon	2.61	Freehold	900,000	3217073
St Austell	Cornwall	5.12	Freehold	1,000,000	3217072
Swansea	Swansea	6.03	Leasehold	5,250,000	4710060
Swindon	Wiltshire	7.80	Leasehold	250,000	3410375
Swindon	Wiltshire	3.73	Freehold	5,750,000	3410383
Taunton	Somerset	4.33	Freehold	2,800,000	3217074
Teignmouth	Devon	15.25	Freehold	3,100,000	3217071
Three legged cross	Dorset	6.01	Freehold	3,400,000	3818133
Wimborne	Dorset	2.43	Leasehold	200,000	3818126
Wotton Under Edge	Bristol	9.19	Leasehold	900,000	3410379

FOR FURTHER INFORMATION PLEASE VISIT

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NOTE: only Christie & Co is authorised to discuss this opportunity and under no circumstances should Wyevale Garden Centres be approached directly

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