



St Catherine's Nursery

Whitestone, Exeter

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Whitestone, Exeter, Devon, EX4 2LF

A30 - 2 miles Exeter - 3 miles Crediton - 4 miles M5 Junction 31 - 5.5 miles

TO LET

An unusual opportunity to rent an established garden nursery business on the edge of a quiet rural village with excellent transport links and connections to local markets.

- 0.45 acre nursery site
- 7 polytunnels
- Established business
- Low set-up costs

LOCATION St Catherine's Nursery is on the edge of Whitestone, three miles north west of Exeter. The A30 is just over 2 miles away and the M5 is easily accessible at Exeter.

DESCRIPTION The nursery site covers just under half an acre, at 185m above sea level, with five Clovis Lande Poly tunnels, all in good condition, four with side venting and one with a 'hot box heater'. Four have overhead irrigation systems in place and one, with a dual skin, has seven thermostatically controlled germination benches. There are two further polytunnels. The polythene cladding on one of these tunnels needs replacing. There is also a portacabin (H on the plan) included in the letting to be used as staff or packing room; it is not for residential purposes.

POLYTUNNELS **Polytunnels B to F** are Clovis Lande Poly tunnels, **A to D** with side ventilation, roll covers and plastic mesh flooring. **B to D** have overhead irrigation. **A** also has overhead irrigation which can be connected via a pipe from **B**. The irrigation system in **A** needs upgrading and the parts are on site and would be available to the tenant with the letting. **Tunnel B** has a LPG fuelled 'hot box heater' to regulate the temperature. This is not included in the rental but would be available for purchase.

Polytunnel F has a dual skin, which needs replacing, fluorescent strip lighting, and contains the thermostatically controlled benches. Each bench has a temperature thermometer to independently regulate the compost temperature.

Polytunnel G is currently used as a tool store/workshop and has polythene roller shutters rather than wooden door frames. Some

clearing would be required before it could be used for propagation.

Polytunnel A	13.7m x 6m	Polytunnel E	8m x 6m
Polytunnel B	14m x 6m	Polytunnel F	12m x 8m
Polytunnel C	20m x 6m	Polytunnel G	6m x 4m
Polytunnel D	20m x 8m		

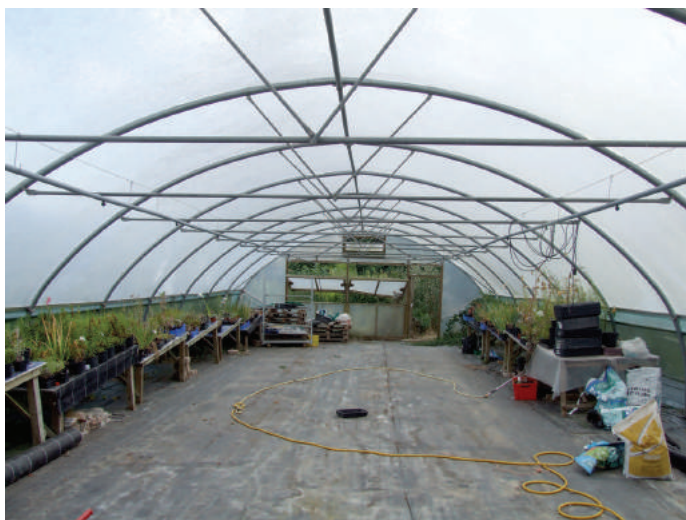
Total: 590m² (6,370sq.ft.)

PORTACABIN With electricity and water connected and there is also a WC. It has a hot water tank and a four-hob electric cooker with oven.

THE BUSINESS The Landlord started the business in 1987 and retired several years ago. As a result of this the size of the nursery business has been scaled back over the past few years. The Landlord would be happy to provide assistance to an incoming tenant if required in respect to scaling up the business again and also in respect to their contacts, customers and bespoke accounts management software.

At its peak the business was turning over between £50,000 to £60,000 per annum, with a labour force of two full-time managers and four part-time staff. The plants have predominantly consisted of herbaceous perennials, scented leaf geraniums and a variety of herbs, however the facilities lend themselves to a far broader product base.

Customer outlets have included both wholesale and retail markets. Local markets, from Exeter to Bridport, provide existing retail outlets with scope locally for expansion into other towns and villages. Commercially there are a number of independent local garden centres and nurseries who previously have been supplied by St Catherine's.





There is excellent potential for expansion into an internet-based business for both retail and wholesale markets.

ACCESS St Catherine's Nursery is accessed from the lane running perpendicular to Church Lane, via a right of way over the Landlord's retained land (dashed orange on the land plan). The tenant will have the right to park vehicles on the area shaded yellow. The Landlord will agree not to obstruct or park on this area without prior notification. The Landlord will retain the path along the western boundary of the let area, however the tenant will have a pedestrian right of way over it.

The tenant will have a right to enter onto the Landlord's land between points X, Y and Z in order to maintain the boundary.

MANAGEMENT & BOUNDARIES The Landlord is prepared to maintain the boundary hedges and fencing if preferred. Some areas of the property are in need of some strimming in order to make them more accessible and the Landlord is happy for some of the saplings next to the polytunnels to be removed. The area to be let is marked with a red line on the Land Plan. The wooded area to the west of the Nursery is not included in the letting and the Landlord will retain the right to enter the Nursery for any forestry and management works.

The tenant will covenant to contribute 50% of the expenses involved in maintaining the areas shaded yellow and pink, and also the entrance over which they have a right of way (dashed orange). If the tenant takes the Landlord up on their offer to maintain the boundaries, they would be required to contribute 50% of the maintenance cost; however if the tenant prefers to maintain the boundaries themselves they would bear the full cost.

DIRECTIONS From Two Bridges roundabout in Exeter take Okehampton Street towards Nadderwater. At Nadderwater, after 1.75 mile, turn right after the Royal Oak pub. Follow the lane for 1.5 miles and St Catherine's Nursery is on the left hand side.

If coming from the A30, exit at Pathfinder Village turn off and turn right at the roundabout. Follow the road for two miles and turn left at the Travellers Rest pub. Stay on Pound Lane for just under one mile, then at the offset crossroads go straight over. After half a mile turn left and St Catherine's Nursery is on the left after half a mile.

SERVICES **Water** Mains water is connected to the portacabin and to the polytunnels, four of which have overhead irrigation. It is

metered separately to the Vendor's retained property and the Landlord will issue a quarterly invoice to the tenant (or more frequent if requested), which should be paid within two weeks. **Drainage** The portacabin drains onto a neighbouring property and the tenant will be responsible for contributing 50% of the Landlord's share of the maintenance of the septic tank. Any blockages or damage resulting from the tenants use of the property will be recoverable from the tenant. **Electricity** The portacabin has electricity connected. Polytunnel F has electricity and overhead lighting connected. The electricity is separately metered to the Vendor's retained property and the Landlord will issue a quarterly invoice to the tenant, which should be paid within two weeks. The tenant will be responsible for obtaining any safety certificates that are necessary. **Heating** Polytunnel B has LPG heating and again the tenant will be required to obtain any safety certificates that are necessary. Any remaining LPG to be purchased from the Landlord. **Rates** The business is not rateable.

NITRATE VULNERABLE ZONES The nursery is not part of a Nitrate Vulnerable Zone.

DRAFT TERMS OF LETTING

Guide rent £4,200 pa for the Nursery as shown on the land plan.

Term A Farm Business Tenancy for five years. The Landlord is minded not to refuse an extension to the lease following five years and the tenant observing the tenancy obligations.





Deposit A deposit of £2,000 will be taken at the commencement of the tenancy and returned at the end, less any dilapidations, without interest, held by the letting agent.

Tenancy Agreement The incoming tenant will be required to pay in advance a non refundable contribution of £700 plus VAT towards the cost of preparation of the tenancy agreement and the cost of obtaining references.

Availability The property is available immediately.

Assignment The tenancy will be non-assignable and sub-letting will not be permitted.

Use The tenant will be required to use the premises as a garden nursery business. Any change of use will require prior consent from the Landlord and may also require planning permission. This would include the sale of imported plants not grown on site (a garden centre). Any improvements made by the tenant will require prior written permission by the Landlord.

The public are allowed access for retail by an appointment system, no earlier than 10am and no later than 7pm. Occasional 'open days' could be held with a minimum of two week's notice to the Landlord and subsequent approval.

The tenant will be allowed to make occasional bonfires, with prior consent from the Landlord, in the Landlord's adjacent field at the

location marked W on the plan. These are not to be lit when the wind is blowing north westerly due to the proximity of the polytunnels.

Rent Review The rent will be subject to an upwards only revision, with a rent review on the expiry of the third year of the tenancy. The rent for any review period will be determined at the relevant review date and will be adjusted in line with the Retail Price Index.

Stock Any remaining stock would be available by separate negotiation to the incoming tenant and could include plants, labels, pots, carry trays, compost.

Insurance The tenant will be advised to insure the property, including the polytunnels and any Landlord's fixed equipment and will be responsible for putting right any damage. They will also be responsible for taking out any additional insurance that may be required in respect to the business.

AUTHORITIES **Teignbridge District Council;** Teignbridge District Council, Forde House, Brunel Road, Newton, Abbot, Devon, TQ12 4XX, Tel: 01626 361101. **South West Water;** Tel: 0800 169 1133. **Western Power Distribution;** Avonbank, Feeder Road, Bristol BS2 0TB. Tel: 0845 601 2989 Email: info@westernpower.co.uk.

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Townsend Chartered Surveyors have not tested any services, equipment or facilities.

Photos taken August 2012

