

MEDINA GARDEN CENTRE & BUTTERFLY WORLD

TO INCLUDE FOUNTAIN WORLD,
JAPANESE GARDEN & KOI
WORLD,
SMALL WORLD AND THE
HUNGRY CATERPILLAR CAFE

Ideal home and business opportunity

2.06 hectares (5.096 acres)

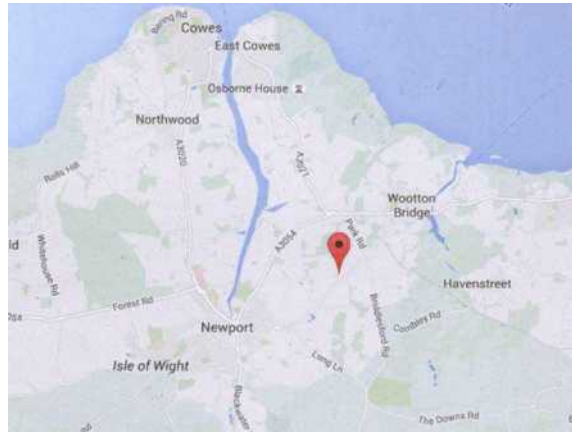
FOR SALE



STAPLERS ROAD,
WOOLTON BRIDGE, RYDE,
ISLE OF WIGHT,
PO33 4RW

LOCATION

Medina Garden Centre and Butterfly World is located on the north side of the Island with Cowes to the north, Ryde to the east and Newport less than 2 miles to the south-west and is situated off the north side of Staplers Road with good access from the whole of the island.



DESCRIPTION

The site extends to approximately 2.06 hectares (5.096 acres) and the house sits in 0.109 hectares (0.269 acres) leaving 1.951 hectares (4.827 acres) for the garden centre and butterfly farm. There are internal and external sales areas, undercover attractions and shop, covered growing areas, cafeteria, extensive parking, 5 bedroom bungalow with adjoining 1 bed self-contained annex and detached warehouse.

ACCOMMODATION

Access is off Staplers Road in to a turning area, to the left of which is a gravel car park/display area offering approximately 20 spaces where there are ornamental gates to the delivery yard, the planteria and the bungalow and where there is access under an arch and through ornamental gates to the car park.

There is a sign by the entrance saying "no coaches", coaches to park in a layby 50 yards up the road. The access road goes past the garden centre buildings in to a gravel car park offering approximately 60 spaces with substantial grass overspill car parking areas adjacent. In between the car park and the Butterfly Farm is a landscaped sitting out area.

Customer access is on a brick pavia walkway into a landscaped court yard. Left to Medina Garden and Aquatic Centre, straight on to the Butterfly World and right to the Hungry Caterpillar Café.

Access into the garden centre is under a canopy, through automatic doors and into a nine bay glasshouse with slabbed floor, mainly lined roof, being generally open plan except for a small store.



This links to the left to a four bay glasshouse of similar specification, partly used for aquatics and then to the front, a wide bay nicotarp structure also used for aquatics.

To the rear of the four bay glasshouse is a fully enclosed wooden structure adjacent to which is a store and staff room with stainless steel sink and drainer and this in turn links to a single storey building with glazed elevations used for the display and sale of conservatory furniture where there is an office at one end which in turn links to the first nine bay glasshouse.

To the right of the first glasshouse is a nine bay glass structure open at both ends with brick pavia floor used as a protected sales area for plants and compost which in turn gives access to the planteria with a brick pavia base with the plants displayed on raised moveable benches.



To the side of the planteria is a wooden staff room. Also, to the side of the planteria with access from the central court yard is a brick WC block under pitched tiled roof offering male/female and disabled WC with baby changing facilities.

Access into Butterfly World is into a gift shop which benefits from a suspended ceiling and integral lighting and slabbed floor, created within the glasshouse with a store to the side.

From here there is access via a lobby to a seven bay glasshouse, well landscaped with walkways, water, birds and butterflies (200 at any one time) who naturally breed.

From here there is access into Fountain World with a range of fountains, beautifully landscaped with sweet smelling roses. There is then access into the Japanese Garden and Koi World where the Koi carp are fed and talks given, three times a day, and this in turn links to Small World with Terrapins and then to Jumping Jets.



The Hungry Caterpillar Café is located within a six bay glasshouse with suspended ceiling and integral lighting and carpet to the floor with servery and kitchen. At the time of our inspection, there were 84 covers internally but there are additional tables and chairs so that this can go up to 100 with 48 in the rear patio seating area plus 12 at the front giving a total capacity of 160 covers.



At the end of the car park is the overspill car parking field and to the left is a modern metal frame and clad warehouse with lined walls and pitched lined roof with translucent panels benefitting from a roller shutter door, fluorescent lighting, concrete floor, eaves height of 4 metres and a small mezzanine. To the rear of the planteria is a gravel yard within which is a double garage, a concrete framed storage building with pitched corrugated asbestos roof and a four bay glasshouse with concrete slabbed walkways, mypex and irrigation, used for the growing of plants and storage.



DWELLINGS

The bungalow is large, rendered and painted under pitched tiled roof with a double garage and a double car port to the side with attractive gardens to the front and rear plus substantial patio.





Access is into the hall with a cloakroom on the right and a corridor to the left, off which is a double bedroom and at the end is a very large living room with fireplace and patio doors to the garden. Opposite the hall is a fully fitted kitchen and dining room benefitting from modern units and one and a half bowl sink and drainer.

To the right of the hall is another corridor with two cupboards and then a family bathroom with bath and shower attachments, WC and wash-hand basin. Adjacent is the master bedroom with two built in cupboards, there is a single bedroom, a large double bedroom with built in cupboards and a fourth double bedroom.

At the end of the corridor there is access to the annex which also has its own separate entrance. There is a kitchen/breakfast room with one and a half bowl stainless steel sink and drainer, a small living room which gives access to a conservatory, a bathroom with bath and wash-hand basin, a separate WC with wash-hand basin and a double bedroom with fully fitted bedroom furniture.

The garden centre is open all year round and the café is open 11 months of the year (closed in January for upgrading) and the tourist attractions (Butterfly World, etc) open at the beginning of March and close on the last weekend of October each year, thus being open for 8 months, closed for 4 months.

Attraction entry fees to Butterfly World, Fountain World, Japanese Garden and Koi and Little World are as follows:-

Adults	£ 7.50
Children	£ 4.99
Seniors	£ 6.50
Family (2+2)	£21.99
Family (2+3)	£24.99

Further information is available regarding trading, but the figures reflect the fact that the owner is remote and does not have day to day involvement with the business. Furthermore, the business has lacked investment in recent years and we believe there is great potential to increase turnover and profitability.

We are informed that the Garden Centre and Butterfly World is connected to mains electricity supplies three phase and to the mains water supplies. Heating is generally oil fired and WC accommodation is connected to a septic tank. All prospective occupiers should make their own enquiries as to the availability and capacities of the various utility services

Freehold

Offers are sought in excess of £1,000,000 plus stock and moveable plant and machinery at valuation for the freehold interest of the land, infrastructure, buildings, trading potential, warehouse and large tied house and annexe.

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

Description in the List: Garden and Exhibition Centre and Premises

Rateable Value: £41,000

TRADING INFORMATION

SERVICES

TENURE

PRICE

RATES

Tied Residential Dwelling

Band: E
Rates Payable: £1,948.26

Annexe to Tied Residential Dwelling

Band: B

PLANNING

We have not been provided with any town planning information but we have assumed that the garden centre benefits from full unrestricted retail garden centre consent without conditions.

We are informed that the house is tied to horticulture and we have assumed that it is only tied to occupancy and not the land.

ENERGY PERFORMANCE

Energy Performance certificates have been commissioned.

COSTS

Each party is to be responsible for their own legal costs incurred as a result of a transaction.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.

VIEWING

Strictly by appointment through the agents:-

Cowling & West
White House
170 Magna Road
Canford Magna
Wimborne
BH21 3AP

Tel: (01202) 558262
Mr David Cowling
davidc@cowlingandwest.co.uk

Quinton Edwards
Bartholomew House
38 London Road
Newbury
Berkshire
RG14 1JX

Tel : 01635 551441
sales@quintons.co.uk



IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser 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 tenant/purchaser once terms have been agreed.

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March 2016

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 line drawing attached.

	<u>Garden Centre</u>		
1.	Entrance Canopy	9.6 m ²	103 ft ²
2.	Nine Bay Sales Building	434.9 m ²	4,681 ft ²
3.	Four Bay Sales Building	250.2 m ²	2,693 ft ²
4.	Nicotarp Aquatics Area	179.4 m ²	1,931 ft ²
5.	Store	40.8 m ²	439 ft ²
6.	Wooden Frame Sales Area	137.8 m ²	1,483 ft ²
7.	Store	27.0 m ²	291 m ²
8.	Furniture Area	127.4 m ²	1,371 ft ²
9.	Office	26.6 m ²	286 ft ²
10.	Glasshouse Canopy	210.2 m ²	2,263 ft ²
	Total Heated and Unheated Areas of the Garden Centre	1,443.9 m²	15,541 ft²
11.	WC Block	22.3 m ²	240 ft ²
	<u>Butterfly World</u>		
12.	Gift Shop	96.0 m ²	1,033 ft ²
13.	Butterflies	537.6 m ²	5,787 ft ²
14.	Fountain World, Japanese Gardens and Koi Little World, Jumping Jets	853.1 m ²	9,183 ft ²
	Total	1,486.7 m²	16,003 ft²
15.	Café	192.02 m ²	2,067 ft ²
16.	Warehouse	263.7 m ²	2,838 ft ²
16a.	Mezzanine	46.6 m ²	502 ft ²
17.	Wooden Staff Room	10.8 m ²	116 ft ²
18.	Double Garage	28.8 m ²	310 ft ²
19.	Concrete Store	40.8 m ²	439 ft ²
20.	Four Bay Glasshouse	389.1 m ²	4,188 ft ²
21.	Metal Shed	5.0 m ²	54 ft ²
	<u>Dwelling</u>		
1.	Access into the Hall		
2.	To the right, WC	0.9 x 2 m	1.8 m ²
3.	Double Bedroom	3.6 x 4.2 m	15.1 m ²
4.	Living Room	7.2 x 6.0 m	43.2 m ²
5.	Kitchen/Dining Room	3.6 x 6.7 m	24.1 m ²
6.	Bathroom	2.7 x 2.0 m	5.4 m ²
7.	Single Bedroom	3.0 x 2.3 m	6.9 m ²
8.	Master Bedroom	6.2 x 4.2 m	26.0 m ²
9.	Double Bedroom	5.3 x 3.0 m	16.2 m ²
10.	Double Bedroom	3.0 x 3.3 m	9.9 m ²
	<u>Annex</u>		
11.	Kitchen	3.2 x 4.3 m	13.8 m ²
12.	Living Room	3.1 x 4.0 m Plus 2.0 x 1.5 m	10.4 m ²
13.	Conservatory	2.3 x 3.7 m	8.5 m ²
14.	Bathroom	1.8 x 1.7 m	3.1 m ²
15.	WC	1.8 x 0.9 m	1.6 m ²
16.	Double Bedroom	4.0 x 3.3 m	13.2 m ²
17.	Car Port	6.0 x 5.8 m	34.8 m ²
18.	Double Garage	4.6 x 5.7 m	27.4 m ²

GARDEN CENTRE

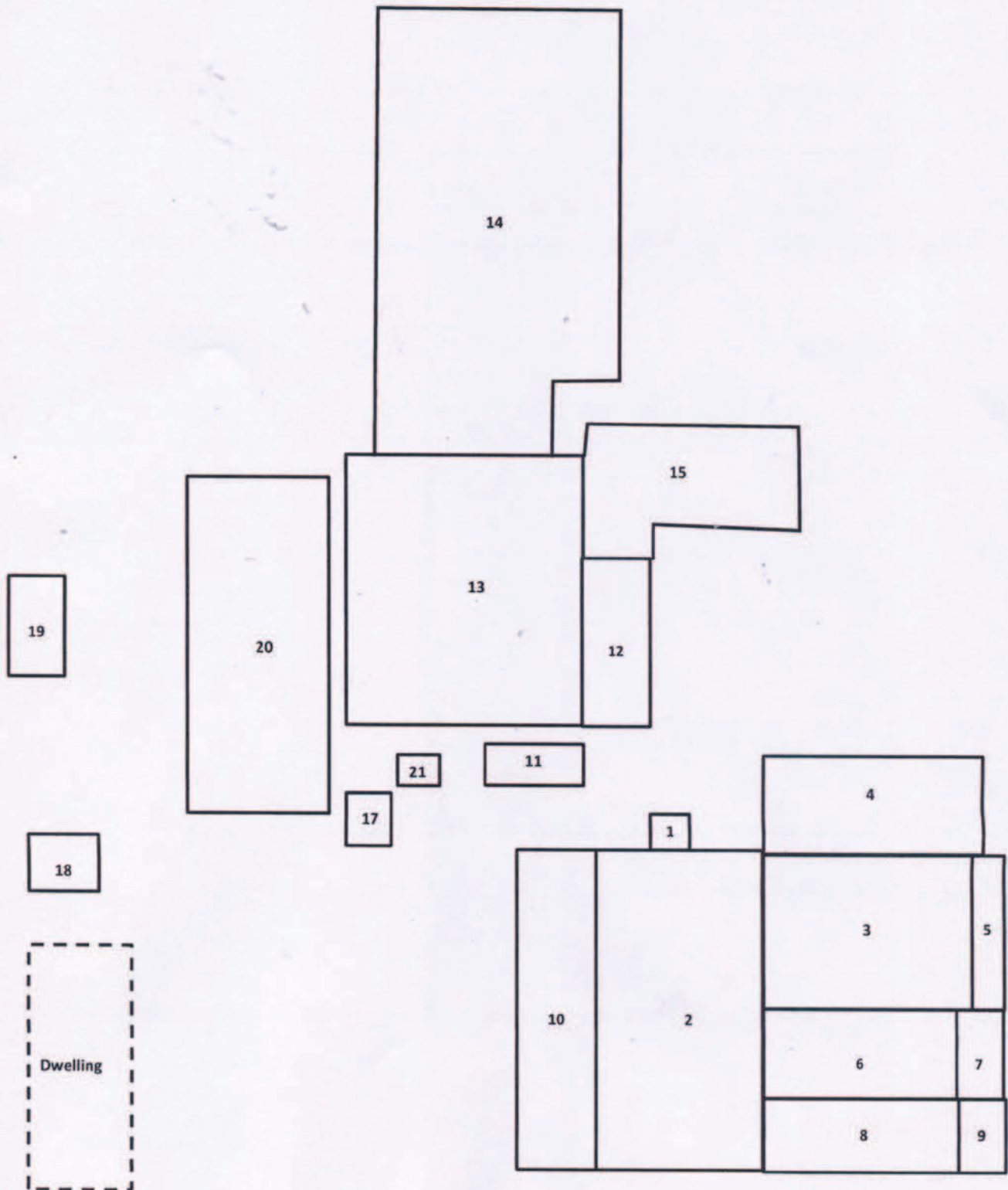
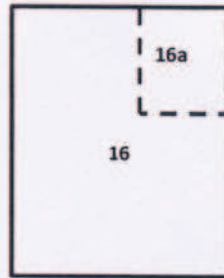
BUTTERFLY WORLD

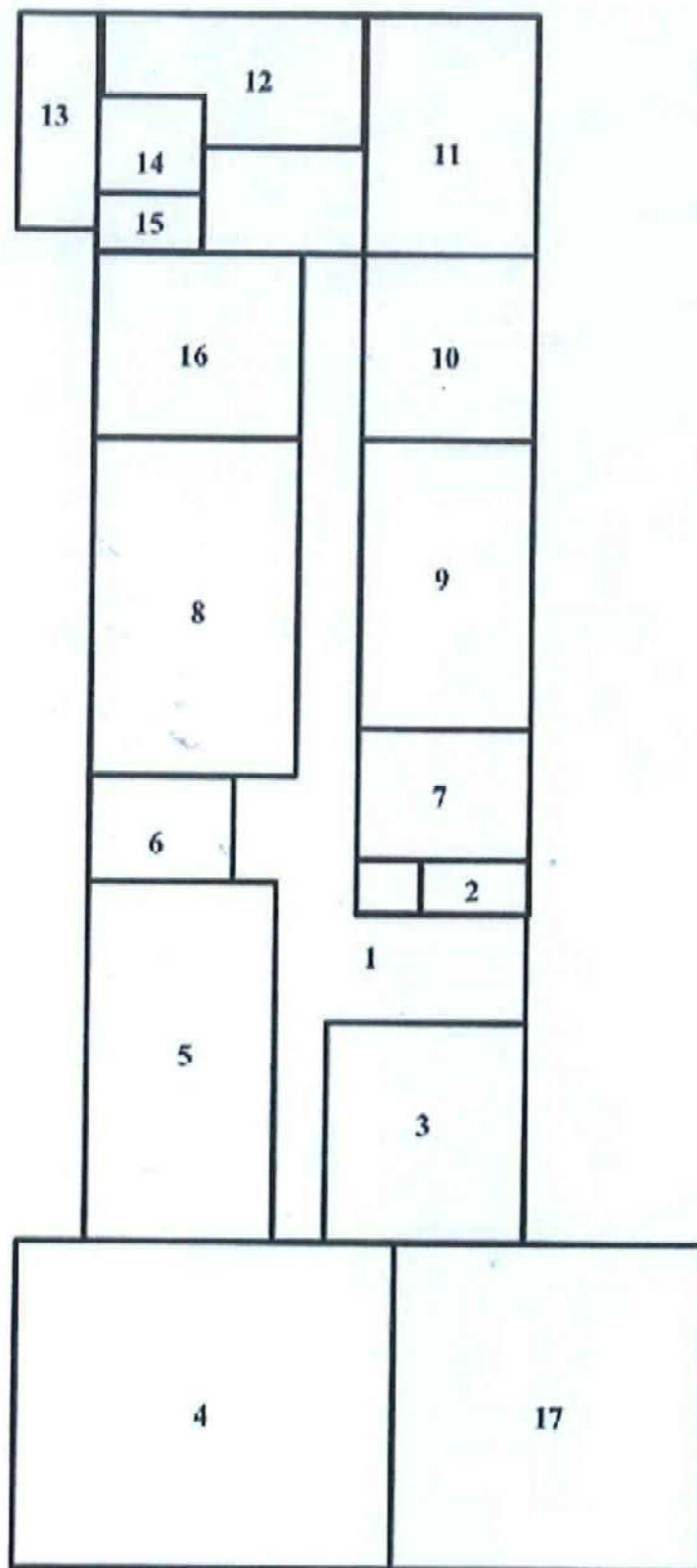
JAPANESE GARDENS

AND KOI

LITTLE WORLD

JUMPING JETS





DWELLING

