



THE WINE CENTRE

Great Horkesley | Essex



Chapman Sticks

THE WINE CENTRE, THE CAUSEWAY, GREAT HORKESLEY, CO6 4BH

Location

Great Horkesley Wine Centre is located on the Causeway in Great Horkesley, which is a desirable village set just a few miles north of Colchester on the A134 Essex/Suffolk border and is surrounded by a number of affluent villages. It has easy access to the A12 and is a mature commuter belt to London. Colchester is the fastest growing town in the UK with extensive new development surrounding Great Horkesley.

Description

Great Horkesley Wine Centre has been established as a wine merchant for 57 years. The trade is 100% retail offering some 500 wines, the full drinks complement, deli food, hampers and events. It is a profitable business which has great potential for growth, especially internet sales and trade sales. It is accompanied by a Grade II Listed four-bedroom country home with mature gardens and paddock to the rear with possibilities for development.

Internal Details

"The Shop"

"The Wine Centre" The business side of the premises is located on the left - hand side of the property and comprises; store frontage, which is believed to date back 100 years and is of timber construction, with doorway leading into the Deli and Wine offering. Above the main store is office space and stock room. The rear of the business has a large warehouse and stock room which is conveniently accessible from a separate gate to the front. There is also a customer toilet facility which is used when wine tasting evenings are conducted.

"The House"

"Gardenhurst" The adjoining residential accommodation is a charming Grade II Listed building with original Georgian features. The accommodation is made up over two floors. The ground floor, on the left -side, adjoins the shop and is currently being used by the owners to trade ladies' fashion, jewellery, handbags and toiletries. A new owner could easily return these rooms to the house as a lounge and study. On the right-side of the ground floor there is the main reception (lounge/diner), adjoining kitchen, utilities room,

A WELL ESTABLISHED WINE MERCHANT AND ADJOINING GRADE II LISTED RESIDENCE WITH A VAST, LOYAL CUSTOMER BASE



shower room and garden porch. Leading to the second floor there are two original stairways, front and back of house. There are four bedrooms, including three doubles, and a large bathroom.

Fixtures & Fittings

We have been informed that the fixtures and fittings are owned outright by the owners.

External Details

To the front of the premises is parking for multiple vehicles, including customer and residential parking. There is side trade access for deliveries.

The Opportunity

The Great Horkesley Wine Centre offers a fantastic opportunity for a purchaser who is looking for a lifestyle business without having to compromise on the accommodation aspect. The business has been run as a wine merchant for the last 57 years and benefits from being ideally located for its clientele. The Wine Centre is perfect as a first business, or for a purchaser looking to add to their own off-licence or wine merchant portfolio.

Staff

There are four members of staff who work on a part time basis with hours fluctuating in busier times.

Trading Information

The turnover for the store for the period ending 30/04/19 was £581,791 with a gross profit for the same period of £232,092 giving 39% gross profit. Full trading data will be made available to seriously interested parties.

Trading Hours

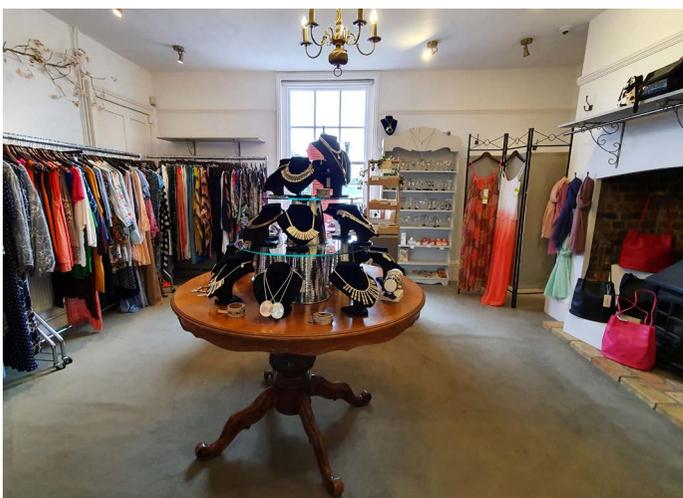
Monday to Saturday 10am - 6.30pm
Sunday - Closed

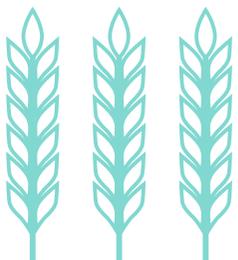
Business Rates

The rateable value is £13,500 as of 1st April 2017. Confirmation of business rates payable should be obtained from the local authority.

Regulatory

There is a premises licence.





Chapman Stickels

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