

Rutland

GARDEN VILLAGE ASHWELL

OAKHAM RUTLAND



RUTLAND GARDEN CENTRE AND GARDEN VILLAGE

ASHWELL ROAD • OAKHAM
RUTLAND • LE15 7QN

Oakham 2.5 miles, Melton Mowbray 10.4 miles,
Stamford 12.5 miles (all distances are approximate)

*Garden centre and
retail business with
development potential*

SUMMARY OF ACCOMMODATION

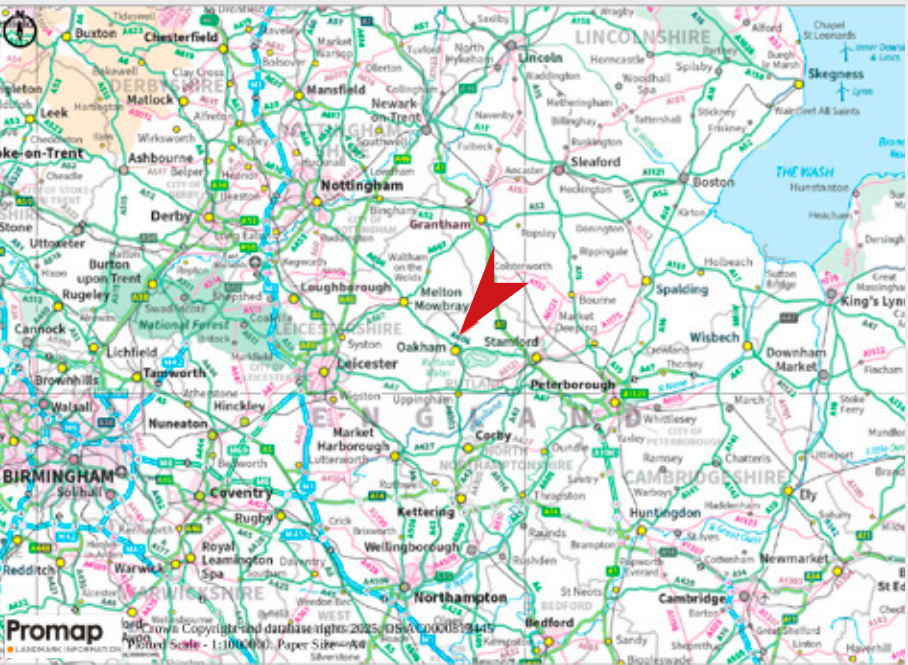
- Brick built retail village comprising five units, extending to a total of 1,386 sq m (14,921 sq ft) GIA. One unit is the main garden centre shop and another a restaurant with approximately 140 covers on the ground floor and a flat on the first floor
- Extensive outdoor display areas and large nicotarp open sided canopies used as protected retail sales areas
- Tarmac surfaced car park providing approximately 115 car park spaces
- Ancillary land
- Site extending to approximately 1.75 hectares (4.34 acres)



BACKGROUND

Rutland Garden Centre occupies an attractive rural setting in the East Midlands. The site has operated as a garden centre since 1983 and was acquired by the current owners in 2019, who have improved and reconfigured the site to provide an interesting garden centre and retail experience, with conventional garden centre, restaurant and a range of independent retailers.

There is ancillary land to the rear of the property which is largely unutilised and could be used to expand the existing garden centre operation or develop the site for a variety of other uses, subject to obtaining the necessary planning permission.



LOCATION

Rutland Garden Centre is located on Oakham Road, which is a public highway that connects to the A606. This runs from West Bridgford near Nottingham to Stamford, Lincolnshire. The market town of Oakham is approximately 2.5 miles to the south, Melton Mowbray is approximately 10.4 miles to the northwest and Stamford is approximately 12.5 miles to the southeast of the property.

The nearest train station is in Oakham which provides regular services to Birmingham New Street and Stansted Airport.



ACCOMMODATION
Rutland Garden Centre was originally built to provide a traditional outdoor sales centre. It has since been developed to provide a purpose built garden centre village.

Garden Centre Village
The garden centre village comprises five buildings, which were built under planning permissions granted in 2007 and 2008 and were constructed with a traditional masonry frame, finished with red brick elevations and a corrugated steel sheet roof. Four units are single storey and one is two-storey. The buildings form a quadrangle around a central children's play area.

The garden centre village is situated to the south of the site and is roadside facing. Customers access all components of the site, through Unit 1 which is accessed directly from the car park. It extends to approximately 116 sq m (1,254 sq ft) GIA. At present, this unit is the main garden centre shop and is owner operated with a concession called Barefoot Sunday, which sells premium soft furnishings, occupying part of the unit. This unit also has a kitchen, two stores and a WC.

Unit 2 situated to the south of the village is currently occupied by Pets Corner and



extends to approximately 279 sq m (3,000 sq ft) GIA. This unit also has a kitchen, store and a WC.

Unit 3 to the east is configured to provide two units, the whole building extends to 280 sq m (3,016 sq ft) GIA.

Unit 4 to the north of the garden centre village is used as the restaurant and extends to approximately 542 sq m (5,829 sq ft) GIA. It is a two-storey building with a restaurant on the ground floor and a flat on the first floor. The restaurant is owner operated and has recently been fitted out to a high standard. It has approximately 140 indoor covers, a bar, serving station, one male and female/disabled WC, office commercial kitchen and stores. The restaurant benefits from a premises licence to sell alcohol, which has enabled the current owners to host evening functions. The first floor comprises a one bedroom flat, with kitchen, living space, separate WC and shower room with WC. This has a separate external access via a steel frame staircase to the west of the building.

To the west of the restaurant Unit 5 is occupied by a beauty concession, Calveo and extends to approximately 169 sq m (1,822 sq ft) GIA. There is a reception area, consulting room, five treatment rooms, staff room, WC and store.



Outdoor Sales Area
There is a block paved path between the restaurant and beauty concession units, which leads to the outdoor sales area.

The outdoor sales area which extends to approximately 0.34 hectares (0.85 acres) is situated to the north of the restaurant. The area is roughly rectangular and relatively flat. Part of the area is covered with nicotarp, timber sided canopies.

Ancillary Land and Storage Areas
To the east of the site there is an area with a gravel surface, currently used for storage. Goods are delivered via two steel gates at the north of the car park.

To the south of the site there is a gravel surface track which provides access to a separate area of land. This is currently unused and could be suitable for a variety of other uses such as additional parking, car wash, children's soft play, children's day nursery or further retail units, subject to obtaining the necessary planning permission.

THE BUSINESS
Rutland Garden Centre and Garen Village is open seven days a week 09:00 – 17:30 (Monday – Saturday) and 10:00 – 16:00 on a Sunday.

Income is principally derived from the sale of garden centre goods, the restaurant and rents. Below is a summary of the unaudited revenue and expenses for the years ending 31 December 2023, 2024 and 2025.

	Year Ending 31 December 2023	Year Ending 31 December 2024	Year Ending 31 December 2025
Income	£1,148,326	£1,080,041	£1,094,982

The current owners have significantly invested in the property, with a new site layout created in 2025. The reconfiguration works resulted in all food and beverage outlets having to close in April and part of May 2025, causing turnover to decrease. These measures resulted in cost savings and an increase in underlying profitability. The site offers a purchaser the opportunity to either take a hands-on approach by continuing to expand the range and scale of facilities offered, in particular utilising the outdoor sales area, subject to obtaining the necessary planning permission, or to increase the rental income by letting out the garden centre shop and café which is currently owner operated. These opportunities could offer a purchaser the opportunity to increase both sales and margins.

Town and Country Planning
The property lies within the jurisdiction of Rutland County Council:-
Tel: 01572 722 577
Email: planning@rutland.gov.uk
<https://www.rutland.gov.uk/>

Rutland County Council have given notice that the proposed installation of solar PV system to the roofs of 6 no. buildings will not require the formal submission of details for approval.

A full schedule of the property's planning history is available in the online data room.

Services
The property has mains water and electricity. There is a septic tank used by the garden centre village which is emptied every six months.

TUPE
Purchasers will be required to comply with the relevant legislation in respect of current employees.

VAT
Should the sale of the property or any right attached to it be deemed a chargeable supply for the purpose of VAT, such tax shall be payable by a purchaser in addition to the sale price.

Licences
The property has a premises licence for the below activities:-

- Films (09:00 – 17:30 Monday to Saturday and 10:00 – 16:30 on Sundays)
- Live Music (09:00 – 17:30 Monday to Saturday and 10:00 – 16:30 on Sundays)
- Sale by Retail of Alcohol (09:00 – 23:00 7 days a week).

Fixtures, Fittings and Equipment
A summary of the fixtures, fittings and equipment, all of which is owned outright, is included in the online data room.

Business Rates

For the year ending 31 March 2025, the business rates payable for the property were £9,960 after Retail, Hospitality and Leisure Relief.

The 2026 rateable value reflects a revaluation following the sale of part of the land, reducing the assessable area. From 1 April 2026, the rateable value for which the owner is liable is £61,500 before any reliefs.

Each tenant is responsible for the business rates, taxes and assessments for their own unit, except for Unit 1, where the owner of Rutland Garden Centre remains liable for the business rates on that unit.

Tenure and Basis of Sale

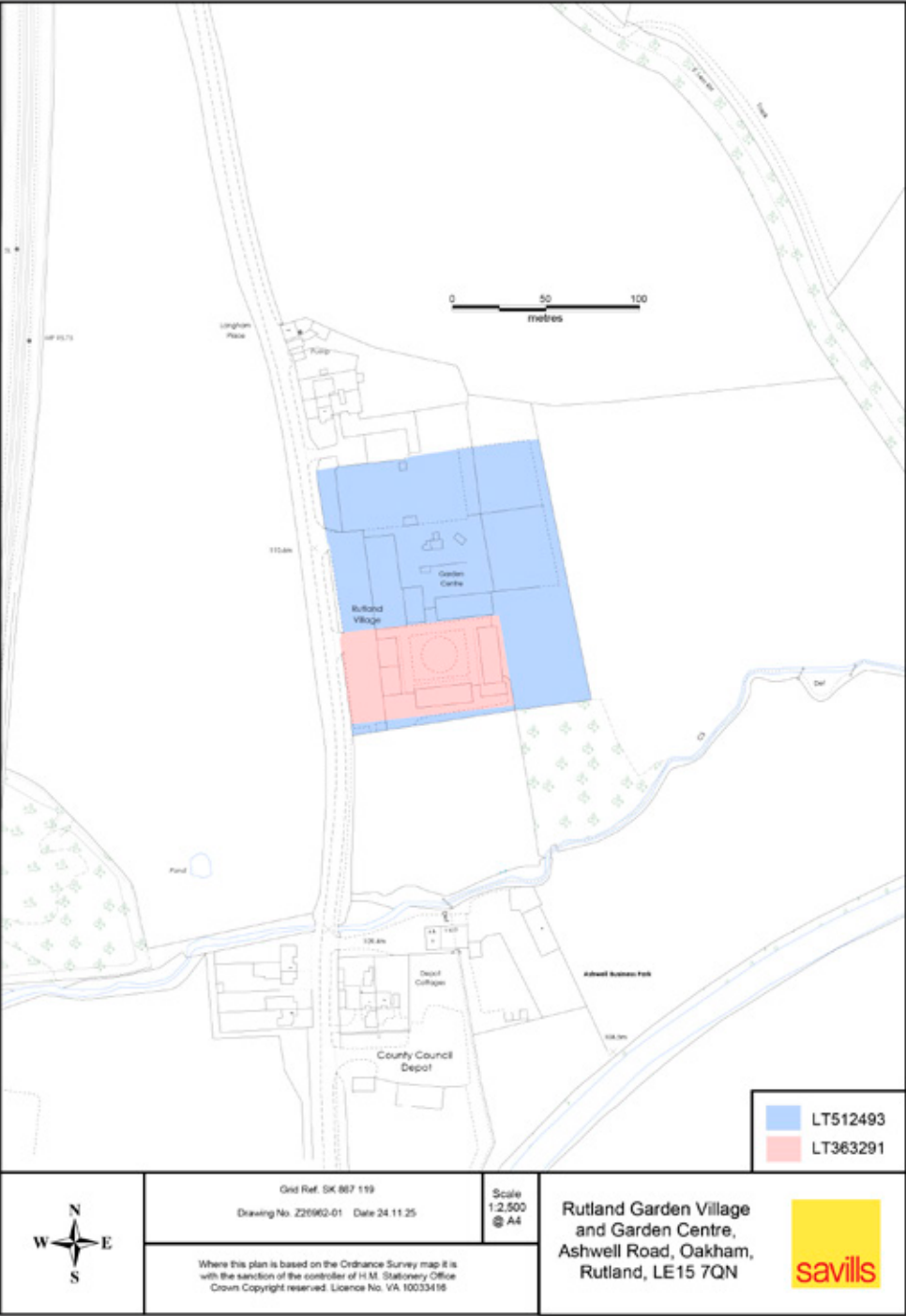
The freehold interest in the property is held under title numbers LT512493 and LT363291. There are currently six leases in place, which are summarised in the table below:-

Unit	Tenant	Start Date	Term (years)	Unexpired Term (years)	Passing Rent (pa)
Part of 1	Barefoot Sunday Ltd	17/02/2026	5	5	£12,000
2	Pets Corner UK Ltd	28/10/2011	15	1	£20,500
3a	GMO Design Ltd	15/01/2024	10	8	£15,000
3b	Barre Red Ltd	13/02/2026	10	10	£15,000
5	Calveo Ltd	16/01/2023	10	7	£20,000
External	Florist (Personal Agreement)	01/03/2026	3	3	£6,000
Total:					£88,500

Copies of the current leases are available in the online data room.

Offers are invited for the freehold interest in the property on the following basis:-

- Vacant possession will be provided upon completion subject to the leases for the units in the garden village.
- Fixtures, fittings and equipment are included in the sale.
- Any deposits for future bookings of events will be apportioned between the vendor and purchaser upon completion.
- In addition to the purchase price, all consumable stock and garden centre stock is to be purchased at valuation upon completion.



Rights of Way and Access

In October 2025, the current owners sold a parcel of the land which is situated to the north of the site which extends to approximately 0.533 acres (0.212 hectares). It was formerly included in the freehold title number LT512493 and has now been registered under a new freehold title number.

The transfer of land included the transfer of the occupational lease, which was formerly between Rutland Garden Centre Limited and Rigby and Rover Dog Grooming. The transfer of land created a restrictive covenant and charge across the land which was retained.

A contract dated 31.10.2025 outlines the provisions the new Buyer and Seller must abide by for the collaboration period of 15 years or until the Seller's retained land is disposed of and no longer used as a garden centre. These can be summarised as follows:-

- The Buyer shall not sell garden centre products, food and beverage or Botox services for as long as the Seller's land is used as a garden centre, unless prior consent is given.
- The Seller shall not sell any Koi carp or dog grooming products on the retained land during the collaboration period.
- The Buyer shall instal a fence within six months from the date of the contract.
- The Buyer shall complete the utilities separation within 12 months of the contract.
- Both parties must not cause actionable nuisance or obstruct light/air to each other's buildings.
- The Buyer has a right of access across the Seller's land, during the Seller's opening hours.
- The Buyer's customers have a right to use the Seller's car park spaces on a first come first serve basis.

- During the Seller's opening hours the Buyer's customers shall only access the Buyer's demise via the Seller's retained land.

A copy of the application to transfer the land and the executed contract is available in the online data room.

Directions

The postcode of the property is LE15 7QN

Energy Performance Certificates

The EPC ratings for the property are as follows:-



Full copies of the Energy Performance Certificates are available on request or alternatively can be viewed in the online data room.



IMPORTANT NOTICE: Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs taken November 2025 and February 2026. Sale particulars prepared February 2026. KG622072

FURTHER INFORMATION AND VIEWINGS

An online data room providing detailed information in relation to the property and business is available to seriously interested parties, subject to signature of a non-disclosure agreement.

Viewings are to be undertaken strictly by appointment through the selling agents, in order to avoid disruption to the business.

For further information or to arrange a viewing, please contact Savills, Wytham Court, 11 West Way, Oxford, OX2 0QL:-

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