



# TO LET

Business Opportunity to Rent a Working  
Ornamental Nursery

1.57 hectares (3.9 acres)

Vehicular access to the B4215 2478m<sup>2</sup>  
(25600ft<sup>2</sup>) Heated Venlo glass with thermal  
screens 985m<sup>2</sup> (10600ft<sup>2</sup>) heated assisted  
glass with fan ventilation 3994m<sup>2</sup> (43000ft<sup>2</sup>)

Polythene tunnels 185.77m<sup>2</sup> (20000ft<sup>2</sup>)

Mypex covered outdoor standing ground

Stock in trade at wholesale price

**Rent £15,000 pa**

**Rear Of Roses Country Fayre**

NEWENT  
GL18 1DL

**SBK**  
COMMERCIAL



# Rear of Roses Country Fayre

## Location

The nurseries located at the rear of Roses Country Fayre, is located at ordnance survey grid reference SO7227 north west. The nursery lies directly behind Roses Country Fayre, accessed via a track running from the B4215 road linking Dymock to the north with Newent to the south. Access to junction 3 M50 is via Newent and the B4221 road through Gorsley, it is approximately 8 minutes travelling time. From the M50 there is relatively easy access both north to the M5 joining at Tewkesbury, to the south west, Ross-on-Wye and Monmouth. From the B4215 travelling in a south easterly direction, there is easy access to Gloucester at junction 11 of the M5 motorway, Cheltenham lies to the east of the motorway.

## Description

The following facilities are available to rent:  
Wilco Greenhouse, 19.2m x 32m giving 614.4m<sup>2</sup> (6613ft<sup>2</sup>), this has thermal screen, vents either side of the ridge, reznor cabinet heater (indirect oil-fired), overhead irrigation, mypex flooring, also air heating by woodchip biomass.  
Cropley Greenhouse (Venlo) 51m x 35.2m giving

1795.20m<sup>2</sup> (19323ft<sup>2</sup>), vents either side of the ridge, thermal screen, overhead irrigation, reznore indirect oil-fired cabinet heater, concrete paths, capillary matting, air heating supplied via woodchip biomass boiler.

Robinson Glasshouse 21ft span, five bays 105ft x 102ft with fan ventilation.

Fording bridge tunnel 40ft x 88ft giving 3466ft<sup>2</sup> (322m<sup>2</sup>), National polytunnel 42ft x 120ft giving 5040ft<sup>2</sup> (468.16m<sup>2</sup>).

Fording bridge tunnel 48ft x 128ft giving 6144ft<sup>2</sup> (570.71m<sup>2</sup>) side ventilation.

Poly build tunnel 56ft x 144ft giving 8064ft<sup>2</sup> (749m<sup>2</sup>), poly build tunnel 84ft x 168ft giving 14112ft<sup>2</sup> (1311m<sup>2</sup>). Assorted Spanish tunnels (all are unheated, all are in relatively good order) total area 3994ft<sup>2</sup> (430m<sup>2</sup>). Outdoor standing ground 20000ft<sup>2</sup> (185.77m<sup>2</sup>).

## Accommodation

### REPAIRING OBLIGATIONS

Repairing maintenance of the nursery would remain the tenant's responsibility, insurance of glasshouses and equipment will be tenant's responsibility, all utilities will be tenant's responsibility.

### Biomass proposal

The nursery is equipped with a herz boiler with gepruft biomass burning equipment. Woodchip to be invoiced to tenant, boiler operating and maintenance and insurance by registered user, the RHI claimed by registered user, tier 1 value

(£24000 indexed) divided 0-50% tier 1 to registered user, 50-100% tier 1 divided 50/50 between registered user and tenant.

## Lease Terms

### TENURE

7-year lease is offered, annual rent £15,000 per annum, subject to a 3% annual increase in rent.

## Services & Business Rates

Irrigation water via borehole (mains water is available, not connected), electricity three-phase mains electric is available, the majority of the nursery runs on single-phase electricity. Foul water drainage is mains.

## Legal costs, VAT & References

Each party responsible for their own legal costs associated with the preparation of the lease.

## EPC

Energy Efficiency Rating TBC.

## Viewing

To discuss the property or to arrange a viewing please contact Tony Rowland on 01386 765700.

[Trowland@sheldonbosleyknight.co.uk](mailto:Trowland@sheldonbosleyknight.co.uk)

### Leamington Spa

29 Denby Buildings  
Regent Grove  
Leamington Spa  
CV32 4NY  
Tel: 01926 430555

### Kenilworth

9 The Square  
Kenilworth  
Warwickshire  
CV8 1EF  
Tel: 01926 857595

### Stratford-Upon-Avon

Morgan House,  
58 Ely Street  
Stratford-Upon-Avon  
Warwickshire, CV37 6LN  
Tel: 01789 292310

### Shipston-on-Stour

The Comer House,  
Market Place  
Shipston-on-Stour  
Warwickshire, CV36 4AG  
Tel: 01608 661666

### Shipston-on-Stour

1-3 Merstow Green  
Evesham  
Worcestershire  
WR11 4BD  
Tel: 01386 414900

### Evesham (Commercial)

6 Abbey Lane  
Evesham  
Worcestershire  
WR11 4BN  
Tel: 01386 765700

Exceeding the Standard

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