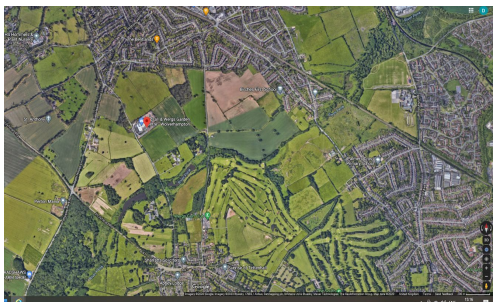


FOR SALE

New Site – Codsall & Werg Garden Centre

Planning permission obtained



Codsall and Werg Garden Centre is a local, independent, family run garden centre in a little village called Codsall with a population of over 7,500 and is approximately 4 miles north west of Wolverhampton surrounded by plenty houses !!

The owners Peter and Sarah Hommers and his family are really helpful people, easy to get on with and are looking forward to you opening your business and making it a great success.

Fantastic News

*We have agreed a 10-year lease for this site with a break clause after 5 years for rent increase. **Again... amazing news !!** The rent increase will be in line with the news!! RPI (Retail Price Increase) with a cap on 3% maximum so you will know how much your rent will be right up to the last day on year 10!!*

*We have also agreed to the **first 3 months' rent free***



There's something for everyone, from gardening talks and demonstrations to entertainment for the whole family including face painting, treasure hunts and special guest appearances.

The Green House Kitchen



With a lovely cafe



Serving home-made food for your customers

Apart from browsing the garden centre, your customers can make themselves at home in the warm, friendly café while waiting for their valet to be completed..... no need to stand outside in the cold !

About this car wash

We have worked closely with Sarah & Peter Hommers, the owners of Codsall & Werg Garden Centre, to ensure that the space available to us is in a very desirable location with easy access to the store.

This garden centre has approximately 300 car parking spaces and a footfall of approximately 600,000 per year and growing !

- **We have a 10-year lease on this site with a break clause at 5 for a rent increase which is based on the RPI (Retail Price Increase) This will be capped at a maximum of 3% increase and a minimum of 1.5%
This means you will know exactly how much rent will be up to the last day of year 10!**
- **The first 3 months will be rent free.
This will help enable you to establish your business.**
- **This site has full planning permission for work to commence. Once deposit is secured this should be ready to open within 12 weeks – weather permitting !!**

If you require any further information please contact Terry on 07968 378094

Many thanks for reading this brochure.

Kind regards

Delia

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