

INDEPENDENT LIFESTYLE, INTERIORS, GARDEN AND HOSPITALITY BUSINESS FOR SALE

£3,400,000.00 + SAV

Weybrook Business Brokers are delighted to present an exciting opportunity to acquire a thriving retail and hospitality business located in the heart of the South of England.

The offering includes:

- A successful **retail business**
- A fully operational **restaurant**
- The **entire freehold site**



This comprehensive business package is being offered for sale by the current Owner/Director to facilitate their retirement.

ENQUIRE TODAY!

BUSINESS DESCRIPTION

ABOUT
US

ACQUIRE A
BUSINESS

SELLING A
BUSINESS

PREPARING FOR
SALE

CONTACT
US

LATEST
NEWS



OPPORTUNITY OVERVIEW

Weybrook Business Brokers are pleased to present an exceptional opportunity to acquire a successful and well-established retail and hospitality business located in the heart of Surrey, UK.

This sale includes:

The Packhouse Limited – a thriving retail operation. The owners are selling the assets and goodwill of this business as well as the brand

The Palm House (at The Packhouse) Limited – a popular hospitality venue

The entire freehold site – offering long-term security and investment potential

The businesses and freehold are being offered for sale in their entirety by the current Owner/Director, who is seeking to retire.

This is a rare chance to acquire a unique lifestyle business with multiple income streams, strong brand recognition, and significant growth potential.

THE PACKHOUSE

Nestled in a beautifully preserved Grade II-listed, 400-year-old former hop kiln, *The Packhouse* offers a truly unique and memorable shopping experience. Home to **The Packhouse Ltd** and over **60 independent traders**, the space is filled with an eclectic mix of products including:

- Antiques
- Furniture and interior finishings

Accessories

- Soft furnishings
- Mirrors, art, and lighting
- Gifts and lifestyle accessories
- Garden furniture
- Fashion and more

and hand crafted items
and accessories

Wander through the building's charming and quirky layout, with its maze of rooms and distinct spaces, each offering something different to discover. Whether you're searching for a statement piece or simply enjoying a leisurely day out, The Packhouse is the perfect destination for lovers of character, creativity, and craftsmanship.

THE PALM HOUSE AND COFFEE CABIN House

To encourage customers to see their visit to The Packhouse as a full-day experience, there are two on-site dining options to enjoy. The Palm House offers a full table-service restaurant, providing a relaxed and comfortable setting for a sit-down meal. For something quicker, The Coffee Cabin café serves a variety of hot and cold beverages along with a selection of takeaway snacks. Both venues are open seven days a week and cater to a wide range of dietary requirements, including vegetarian, vegan, gluten-free, and other allergens.

Regularly serves circa 700
covers per week.

WEBSITE

<https://www.packhouse.com/>

+ Palm-house-co-uk

BUSINESS OVERVIEW

AT A GLANCE	
GUIDE PRICE	£3,400,000.00 + SAV
TURNOVER	£1,943,000.00
EBITDA	£335,000.00
NET PROFIT	£193,000.00
STAFF	34 approx

PREMISES

The Site

The premises are divided into five principal areas:

1. **The Packhouse** – Occupying over 6,000 sq. ft, this space is primarily used for retail purposes.
2. **The Palm House** – A full-service restaurant and private hire venue, spanning over 1,700 sq. ft. It also features a sunken outdoor terrace, which is predominantly used during the warmer months for alfresco dining.
3. **The Coffee Cabin Café** – Located within a standalone log cabin set in the picturesque 'Pod Garden', this café offers additional outdoor seating in a tranquil setting.
4. **The Goods-In Building** – Situated across the road from the main complex, adjacent to a field that is currently used as an extension of the overflow car park.
5. **The Old Summerhouse** – Used for pop-up stalls and workshops, providing a platform for independent businesses and makers.

6. 3 additional Pop-up spaces in front courtyard

The entire site spans approximately **1.8 acres** and benefits from **extensive free car parking**.

Location Overview

Situated in the picturesque village of Runfold, Surrey—near Farnham and within the renowned Surrey Hills Area of Outstanding Natural Beauty—the premises benefit from an exceptional setting combined with excellent connectivity. The site offers convenient access to key regional transport routes, including the A31, A331, A3, M3, and M25 (via the A3 and M3), ensuring strong links across the South East.

Demographic data from the latest census reveals a population of over 1 million residents within a 25km radius. The area is also characterised by notable affluence, with average house prices and home ownership rates significantly exceeding national benchmarks.

Premises :Further information

The premises are Freehold

Packhouse - planning for retail 7 days a week

Palm House – planning and licensed for restaurant use 7 days a week and Thursday, Friday and Saturday Evenings until 23.30pm

OPPORTUNITIES

THE OPPORTUNITY

The Packhouse is a renowned independent interiors, garden, and lifestyle store located in Runfold, Surrey. Housed within a stunning 400-year-old, Grade II-listed former hop kiln, it offers a unique shopping experience and an eclectic mix of products and services.

Adjacent to the store is The Palm House (At The Packhouse) Limited — a popular standalone restaurant that enhances the destination appeal of the site. Also included within this offering is The Coffee Cabin, an on-site takeaway café catering to both visitors and locals.

Since their inception, both The Packhouse and The Palm House have demonstrated substantial growth, earning an enviable reputation for exceptional customer service and a distinctive customer experience.



REASON FOR SALE

The owner is looking to retire.



FURTHER FINANCIALS

FINANCIAL SUMMARY

Totals - year end March

	2023	2024	2025
Turnover	£1,966,381	£1,884,912	£1,942,433
Gross Profit	£873,013	£878,200	£1,017,700
EBITDA	£181,327	£214,092	£334,944

Split 2025

	Revenue	EBITDA
Packhouse	£1,221,237	£227,896
Palm House	£721,196	£68,627
Total	£1,942,433	£334,944

Business Rates

We have been advised that the rateable value of the property is £111,000, effective from 1 April 2023 to present.

Please note that the rateable value is not the same as the rates payable. Interested parties are advised to make their own enquiries with the local authority to confirm the exact amount payable for the current year.

The vendor will confirm the current year's rates payable upon request.

Loans/Debts

Both business are cash rich and do not or never have operated on overdrafts

N/A as selling the goodwill and any outstanding lease agreements will be settled at time of purchase

Key Assets inc in the sale

Toyota Hiace £1500

4 x iMac PC's

5 x MacBooks

All kitchen equipment

Year end accounts

These will be supplied seperately.

MORE ABOUT STAFF

FURTHER INFORMATION

Management and Employees

The Packhouse is managed by the owner with support from a dedicated management team, which includes a Head of Operations, ~~Assistant Manager~~, and a Head of Visual Merchandising. In addition, approximately 18 employees and a number of seasonal workers support day-to-day operations.

The Palm House and The Coffee Cabin operate with their own dedicated teams, comprising a total of 14 staff members across both venues.

Following the completion of the sale, the current owner has expressed willingness to remain involved for a mutually agreed handover period, ensuring a smooth transition and continued success of the businesses.

OPENING HOURS

Monday – Saturday

Open 10:00 am – 5.30 pm

Bank Holidays & Sundays

Open: 10:00 am – 4:30 pm

Website <https://www.packhouse.com/>

KEY CLIENTS:

The Packhouse has a couple of key traders but all traders have the same licence terms as attached. Then there are the general public, but we don't have any one customer that could be regarded as a key client.

KEY SUPPLIERS:

Coach House

Riva

Home Brands

Jelly Cat

CONTRACTS :

Nothing on the sales ledger apart from the traders.

QCR Cardboard compactor hire £106.17 monthly,

6 containers £266, £70.31 and £47.76 monthly

PACKHOUSE SOFTWARE:

Gardiff EPOS and QuickBooks

Planday (Rotas)

Atlas (HR)

Zero +
Deductive Gos

PALM HOUSE SOFTWARE:

Definative EPOS

ResDiary (bookings)

Bizimply (Rotas)

Atals (HR)

Food Safety Guru

ENQUIRE ABOUT THIS BUSINESS, TODAY!

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Your First Name

Your Surname

Your Email Address

Your Phone Number

Message

- ☐ I'd like to receive relevant information on businesses to buy and sell
- ☐ I'd like to receive the Weybrook Business Brokers newsletter

SUBMIT ENQUIRY

**WHY CHOOSE WEYBROOK BUSINESS
BROKERS?**

Rupert was an important member of the Jockey Club senior team as the business was restructured and made more customer focused. As MD of Epsom initially and then London Regional Director for the Jockey Club he brought a rigorous and objective approach and significantly improved the commercial and financial positions of the London Racecourses and the Jockey Club Racecourses business.

Simon Bazalgette
Group CEO The Jockey Club

Every client we work with is hugely important to us, that is why we only work with a few select clients, once you are signed up we will concentrate on ensuring your business is sold to the right buyer. We will be alongside you throughout the process and will meet all potential buyers to ensure their suitability and we will accompany them on all site visits.

We will work very closely with all your advisers including lawyers, accountants and financing experts throughout the sale process. Our primary goal is to offer you excellent support and customer service throughout the process.

If you are looking to grow your business by acquiring a similar or complementary company, we will search out and make confidential contact with potential targets. We have a strong business network and contact can be made without causing conflict of interest



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