

## 'Rainforest & Butterfly Visitor Centre'

Ceredigion Ref MS 376



**Price**  
**Business & Property: £395,000**  
**plus sav**

**Business:** The business was set up 21 years ago by a couple with a passion for rainforests and the associated flora and fauna.

The business operates a tourist attraction that offers a rainforest experience with exotic butterflies, moths, stick insects and plants. The attraction also features birds and an educational facility.

Additional income is provided by a cafe (serving light snacks to main meals, beverages, ice creams and soft drinks) and a gift shop selling rainforest associated items; many of which are made by the people of the rainforests. The property could also suit use as a Garden Centre, Licensed Restaurant etc.

The facility has the benefit of spacious car parking and all the attractions are under cover providing all weather entertainment for visitors.

The café is large enough to cater for functions such as children's parties etc.

Operated by the vendors (one) and fourteen part time staff the business is easily managed.

**Location:** The business is located in a rural area easily reached from the major tourist spots along the Cardigan Bay coast.

**Financial Details:**

Annual Sales: £100,000

**Accounts:** Will be made available once the business has been viewed.

**Opening Hours:**

7 days per week 10.30am to 5.30pm  
The season is from Easter to The end of October

## Shop



### Premises:

The purpose built premises consist of a wood framed timber clad pre fabricated building lined with plaster board and reinforced with steel girders.

The entrance leads to the shop (approx.520 sq ft) that is fully fitted out with shelving and racking. The counter also acts as the entrance ticket office.

From the shop, a door leads off to the customer toilets with dedicated disabled facilities and nappy changing room.

A further door leads off to the office and trade kitchen (approx.265 sq ft) Equipment includes:

3 No Microwave ovens

Toaster

2No Upright Freezers

Upright Chiller

Soft drinks display chiller

Coffee machine

Espresso coffee machine

Chilled display unit

Electric griddle

Electric Bagel grill

Stainless steel double sink unit and hand wash basin

6No stainless steel work tables

Servery with electric till

Large heating boiler

The café dining area is approx.500 sq ft and has 32 covers with a further 10 covers in a garden area and 10 covers to the front of the building.

Outside the dining area there is a room used for showing educational videos about the rainforests

The large purpose built greenhouse (70x30 feet) uses polycarbonate walls and roof. The building has oil fired heating that supplies blown hot air when required.

The site is approx five eights of an acre.

### Tenure:

Freehold

Rates:

£1,500 per year

**Viewing: This is a confidential sale. Please respect the vendor's wishes.** To ensure that your viewing arrangements are trouble free and our client can arrange to have the necessary time to show you around and answer your questions, please telephone this office on 01792 424411 let us know when you would like to visit and we will make the arrangement.

**Offers:** All offers are for the freehold, goodwill, fixtures and fittings and should be made to this office.

**Finance:** If you need help or advice please let us know and we will put you in touch with our Finance Department specialising in helping fund purchase of these types of businesses.

