

## Shedfield Equestrian Centre – Proposed Letting

July 2020

### Additional Information

1. Horses and Ponies currently owned by the Centre (Landlord)

- 11 (3 extra on working livery) used for the Riding School.
- Existing livery customers - 34 liveries (30 DIY, 4 full).
- Waiting list for additional Liveries.
- Total liveries – 34 horses.
- Total of 60 stables on site.

2. Existing Livery Charges

- £140 per month – DIY livery.
- £130 per week – full livery.
- Current revenue approx. £6,000 per month from livery customers.

3. Current riding lessons

- Current revenue (July 2020) approx. £19,000 per week.
- Approx. 200 lessons per week undertaken.
- Charges - (30 minute lesson). £27.50 Child. £32.50 Adult.
- Lessons – undertaken 6 days per week (not Mondays).
- Potential for 2 or 3 lessons undertaken at the same time (indoor and outdoor arenas sectioned off).
- Portsmouth University Club - £450-500 per week for riding activities (but not during Covid).

4. Stirrup and Saddle Café

- Currently sub-let out to an operator who pays £550 per month (due to be increased to £650) to manage the facility and to open up as required by the Centre as required for all shows and events. The operator is responsible for purchasing all of the supplies and retains all revenue. Up to 5 staff required and supplied at busy times.
- Current typical opening times: Weekends 9am – 3pm. Weekdays 10am – 2pm.
- This arrangement is open to negotiation as part of the overall rental of the Centre. It will be for a Tenant to decide.

5. Commercial Units (x 2) - opposite the Equestrian Office

- Currently let out to third parties.
- Current revenue £850 per month for each unit.
- These units do not currently form part of the premises available to let with the Equestrian Centre and they will remain in place.

6. Outdoor Arena

- Extension at the far end. This will not be raised. It will be kept at its current level.

## 7. Accommodation

### Flat 1 – ‘Lower Yard’

Currently let out at £600 per calendar month with existing tenants able to remain until January 2021. Viewing available by appointment in advance only.

### Flat 2 – ‘Tree Tops’

Currently let out at a rental £550 per calendar month with existing tenants until January 2021. 2 bedrooms. First Floor. No viewing possible.

### Flats 3, 4 and 5 – ‘Above Function Room’

Currently going through planning application. As such these are not yet currently available for full time occupation. Meanwhile they are available for ancillary accommodation connected to the equestrian centre for short stays including for the disabled. Each at £600 per calendar month.

### ‘The Conifers’ – 4 bedroom house.

Located by the Equestrian Shop close by. Currently let out at £1,450 per calendar month with existing tenants occupying until January 2021. Viewing not currently possible.

### ‘The Log Cabin’ -

Positioned within the neighbouring woodland (now owned by the Landlord). Available soon. £900 per calendar month.

## 8. Existing Staff

- All staff are self employed.
- 8 staff in total.
- Rate: £10 per hour. Current total hours approx. 190 per week (£1,900 cost).
- Kirsty and Chantelle currently manage the Equestrian Centre together (mother and daughter).
- Up to 5 of the 8 staff are qualified Riding Instructors.
- Additional Riding Instructors are hired in as and when required by bookings.

## 9. Winchester City Council – Licence to Hire out Horses

Current Licence for 15 horses expires 16<sup>th</sup> December 2020.

## 10. Energy Performance Certificates

Some are in place. Ask for more details as required.

## 11. Winchester City Council – Non-Domestic Rates

Rates payable for 2018/19 = £14,297 for a 12 month period. To be confirmed. Ask Letting Agent for more details.

## 12. Revenue

See table attached which sets out the revenue received for the various enterprises at the Centre between October 2017 and October 2019. Current monthly revenue from Lessons is approx. £11,000 and Livery is not less than £6,000.

13. Access off Chalky Lane

This will be exclusively available for the Equestrian Centre as shown on the Site Plan. Access will not be through the main shared entrance to Shedfield Nursery. There is plenty of parking for cars and horse boxes. Close to the yards.

14. Deposit and Rent

The proposed deposit is likely to be not less than £20,000. Rent paid monthly in advance.

15. Lease

Minimum 2 years. Proposed 3 - 5 year initial term. Each party to be responsible for the legal fees to prepare the written Lease.

16. Repairs and Improvements

To be negotiated with other terms of the Lease.

17. Maintenance Equipment Available

Ford 550 Tractor with front loading bucket.

2 sets of chain drags and roller for arenas.

18. Jumps

Various poles and wings available.

19. Utility Costs

Typical costs:

Water: £990 per quarter  
Electricity: £250 per month  
Gas (Tank): £1,300 per fill. Typically twice a year.

Serves the Kitchen and heating for the Function Room/Office and 3 Flats above.

20. Horse Box and Trailer Parking

Charged at £30 per month.

Currently 5 parked.

21. Riding School Horses – Monthly Costs

Horse monthly costs  
14 Horses (11 our own, 3 on working livery)  
£490.00 14 bales of Hay a month  
£420.00 14 Bales of straw a month  
£24.00 4 Bales of Shavings a month  
£20.00 4 Bags of pellets  
£210.00 Farrier Cost  
£80.00 Feed Cost

**£1,244.00 Total**

£100 per horse on working livery in = £300.00

**Shedfield Equestrian Centre**  
**Revenue October 2017 - July 2020**

		Livery	Lessons	School Hire	Livery Services	Hay & Straw	Misc	Clinics	Show	Total
1	November 2017	2,628	7,277	668	1,032	861	1,128	695	906	15,195
2	December 2017	3,035	3,839	439	1,399	989	267	225	96	10,288
3	January 2018	4,084	7,022	1,078	931	1,205	269	1,234	745	16,566
4	February 2018	3,040	7,253	1,428	764	925	267	455	1,297	15,430
5	March 2018	3,106	6,392	1,056	472	894	200	555	510	13,184
6	April 2018	3,174	6,417	786	911	885	513	610	843	14,139
7	May 2018	4,326	7,492	1,193	607	1,077	222	390	298	15,604
8	June 2018	2,555	8,272	1,336	307	456	1,240	153	870	15,188
9	July 2018	3,942	7,834	663	1,148	745	287	475	920	16,014
10	August 2018	4,865	7,819	1,377	625	671	289	535	1,827	18,008
11	September 2018	4,089	9,764	836	876	907	1,790	561	1,896	20,719
12	October 2018	4,479	9,944	1,446	748	592	733	482	2,427	20,852
	<b>Total 17/18</b>	<b>43,323</b>	<b>89,327</b>	<b>12,303</b>	<b>9,818</b>	<b>10,206</b>	<b>7,205</b>	<b>6,369</b>	<b>12,635</b>	<b>191,186</b>
1	November 2018	1,834	3,906	730	561	531	854	110	244	8,771
2	December 2018	3,376	6,933	850	789	794	1,032	65	881	14,719
3	January 2019	5,343	8,710	1,182	1,569	1,766	580	145	2,109	21,404
4	February 2019	3,963	7,167	1,189	647	746	425	333	1,700	16,169
5	March 2019	4,357	10,090	428	830	1,176	483	265	1,021	18,650
6	April 2019	3,912	10,657	710	1,007	1,252	182	385	2,026	20,130
7	May 2019	3,770	11,162	1,175	906	1,384	53	543	1,946	20,938
8	June 2019	3,993	9,182	496	1,069	1,150	407	370	1,148	17,816
9	July 2019	4,784	8,670	456	303	149	162	687	821	16,030
10	August 2019	3,706	7,401	507	0	85	175	39	1,039	12,952
11	September 2019	8,692	11,724	368	4	430	620	210	382	22,430
12	October 2019	7,655	11,656	675	54	139	237	25	903	21,343
	<b>TOTAL 18/19</b>	<b>55,385</b>	<b>107,259</b>	<b>8,765</b>	<b>7,738</b>	<b>9,600</b>	<b>5,210</b>	<b>3,177</b>	<b>14,219</b>	<b>211,353</b>

		Livery	Lessons	School Hire	Livery Services	Hay & Straw	Misc	Clinics	Show	Total
1	November 2019	5,232	10,230	503	0	85	1,320	63	1,933	19,365
2	December 2019	5,743	6,665	336	200	347	60	0	653	14,004
3	January 2020	6,864	9,246	216	0	310	66	0	231	16,932
4	February 2020	4,516	12,021	69	0	500	59	0	866	18,030
5	March 2020	8,052	8,150	419	0	552	2,034	0	1,044	20,250
6	April 2020	8,570	312	0	0	1,393	575	0	527	11,377
7	May 2020	9,233	6,691	0	22	212	190	0	1,008	17,356
8	June 2020	7,627	15,689	35	72	63	345	0	114	23,943
9	July 2020	8,080	18,956	45	49	0	1,862	5	404	29,401
	<b>Total 19/20</b>	<b>63,916</b>	<b>87,959</b>	<b>1,622</b>	<b>343</b>	<b>3,461</b>	<b>6,510</b>	<b>67</b>	<b>6,779</b>	<b>170,657</b>

# SITE PLAN

