

**GT TYRES** (Formerly Brooklyn Garage)  
**CASTLE STREET, CARDIGAN, SA43 3AA**



GT TYRES (CEREDIGION) Ltd, CASTLE STREET, CARDIGAN, SA43 3AA

Guide Price: Offers in the region of £470,000



GT Tyres provides a wide range of services across West Wales, including:

- Tyre fitting and repairs (punctures, wheel balancing, tracking)
- Tyre and battery sales (domestic, commercial, agricultural)
- Mobile tyre fitting service
- 24-hour tyre breakdown service covering Cardiganshire, Pembrokeshire, and Carmarthenshire
- Successful business and premises for sale due to owner's retirement

			m2	ft2
Office	1.86	4.22	7.85	84.49
Main Workshop	9.14	10.45	95.51	1028.10
Stock room	15.23	7.66	116.66	1255.75
Upstairs Store	2.29	10.45	23.93	257.59
Kitchen / Staff Room	2.82	3.99	11.25	121.11
Tools Stores	1.3	2.5	3.25	34.98
Compressor Room	1.05	6.21	<u>6.52</u>	<u>70.19</u>
			<b>264.98</b>	<b>c.2852</b>

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify the vendors for any VAT which may subsequently become payable.

## DIRECTIONS

GT Tyres Ceredigion Ltd is conveniently located off Castle Street along St Dogmaels Road on the southern banks of the Afon Teifi. Easily accessible via the A484 from Carmarthen or the A487 from Aberystwyth, the garage offers a convenient location for trading in an attractive part of the town and within a short walking distance to the High Street.

## CONTENTS

GT Tyres Ceredigion Ltd is being sold as a fully equipped going concern to include fixtures and fittings worth approximately £16,000 and its inventory of stock as recorded prior to exchange of contracts. Three work vehicles, including a mobile fitting van and show exhibition trailer, are available for purchase by separate negotiation.

## TRADING HOURS

GT Tyres Ceredigion Ltd is currently open six days a week i.e. Monday to Friday – 08.30am to 17.30pm and Saturday – 08.30am to 12.30pm.

Annual Turnover: £1,100,000 (5 Year Average)

Gross Profit: £60,000 (5 Year Average)

## SERVICES

Electricity, mains water and drainage are connected to the property.

## TENURE AND POSSESSION

The freehold of the property along with the existing trading business are offered for sale as a going concern only.

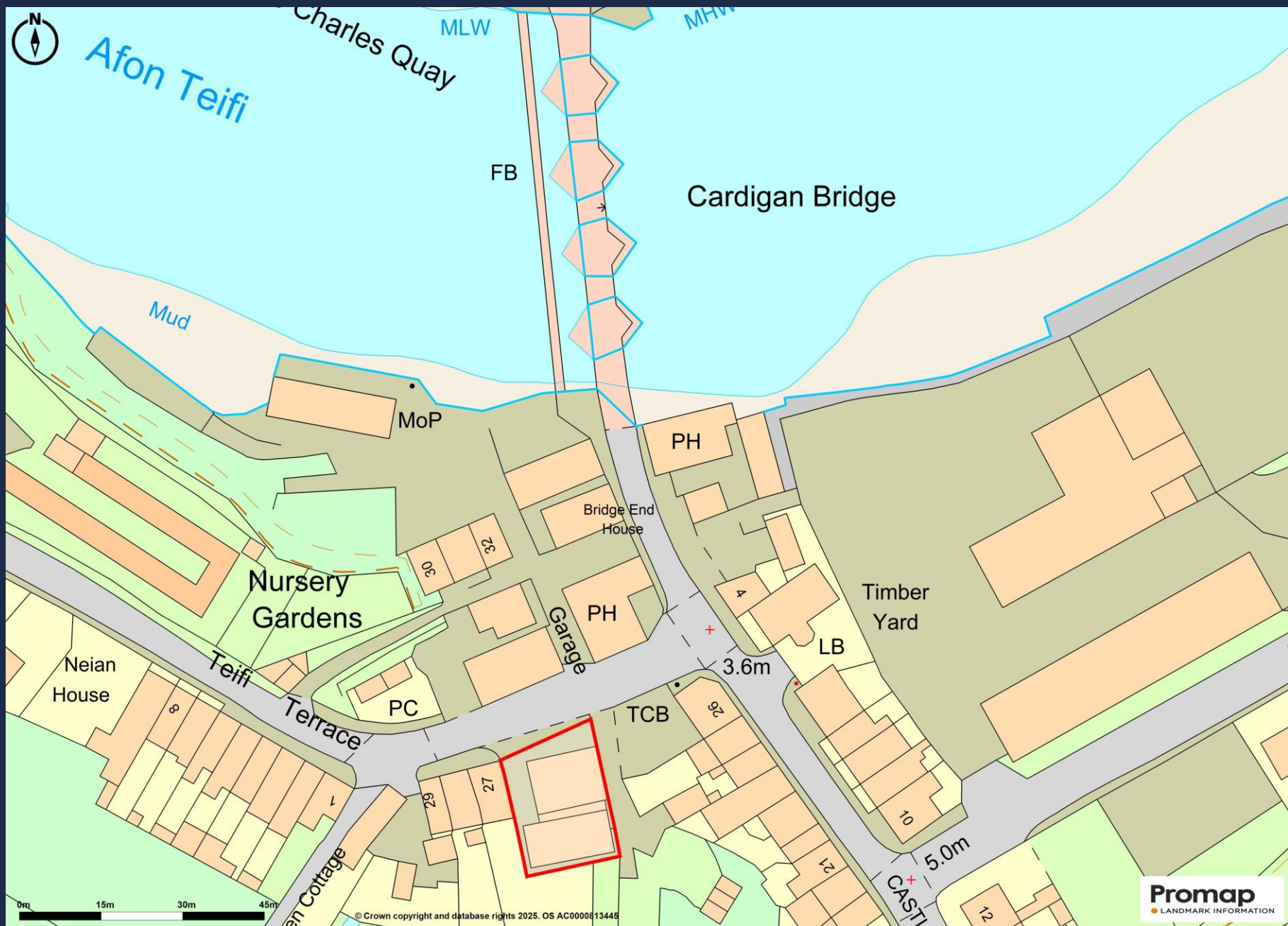
## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights of way whether public or private light support drainage water and electricity supplies together with all the rights of way obligations easements and wayleaves whether referred to in these particulars or not.

## METHOD OF SALE

The property is offered for sale by Private Treaty.





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