

GARAGE, WORKSHOP, FUEL STATION, RETAIL & REDEVELOPMENT POTENTIAL

PORINGLAND, NORFOLK

REF: P34624E

COMPLETION OF A NON-DISCLOSURE FORM WILL BE REQUIRED TO RELEASE FURTHER INFORMATION ON THIS LISTING

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LIMITED
COMPETITION
LOCALLY



For further information or the accounts click to [COMPLETE ONLINE NON-DISCLOSURE FORM](#)

- Ideal Site For Redevelopment
- Profitable, Long-Standing Business
- Approximately 0.5 Acre Site
- Great Reputation With Customers
- Circa 3,000 sq. ft. Existing Building
- Approximately 5 Miles South of Norwich
- Centrally Located in Rapidly Expanding Village
- Easy Access to A146, A47 & Norwich City
- Extensive Parking On-Site
- Potential Supermarket/Fuel/Retail/Housing (STP)

FREEHOLD: £995,000

For the benefit of the freehold interest, goodwill of the business, fixtures, fittings and equipment. Stock payable in addition on completion at valuation. This is a business for sale as a going concern.

Can we help? Call us on
01603 662 662

INTRODUCTION

EMF are delighted to present for sale this profitable and well-established garage business, situated in the prime village location of Poringland, approximately 5 miles south of Norwich City. Elvin's Garage has been serving the community since 2003, when the current owners took over the business. The site has been a garage and fuel station since 1957 and enjoys a loyal base of customers who return for the high-quality workmanship and excellent customer service - with much new work won from word-of-mouth.

The business is located on the busy main road through the village and there is limited competition locally, with no other fuel station close-by. Poringland has a population of over 6,000 and offers a range of local amenities including shops, public houses, restaurants, schools, a modern medical centre and library. The business is easily accessible and enjoys excellent transport links to the A146, A47, Norwich City (approximately 5 miles north) and the surrounding towns and villages.

Subject to planning, there is great scope to redevelop the site into a potential supermarket, petrol station with convenience store, further retail or housing to further compliment the existing business.

This is a rare opportunity to acquire a thriving and reputable garage business in a sought-after location. If you are interested in finding out more about Elvin's Garage, please contact us to arrange a viewing.

THE BUSINESS

Elvin's Garage offers servicing, MOT's, engine diagnostics, bodywork repairs, mechanical repairs, welding, clutches, brakes, car exhausts, safety checks, air conditioning servicing, car batteries, tyres, wheel alignment and balancing for all makes and models of cars and light commercial vehicles.

The retail unit on site sells various automotive accessories and products, as well as taking payments for fuel sold on the forecourt.

The business has a full complement of fully experienced staff in all departments, who are all long serving and trustworthy.

Only now for sale due to the vendors wishing to retire, they have operated the business since 2003. This is a business for sale as a going concern and the owners would be willing to offer a handover period to ensure a smooth transaction for the new owner.

PREMISES

The premises comprise of a detached single-storey building with a large forecourt that can accommodate a number of vehicles. Features include a reception area, an office, a customer waiting area and a w.c. The workshop is spacious and well-equipped with three ramps, inspection pit, an MOT bay and various tools and machinery, which you would expect to find within this type of business. There is also a secure storage area at the rear of the building, and the premises are secured with CCTV security cameras and an alarm system.

Energy performance certificate (EPC)

	Energy rating	Valid until:	20 February 2033
	D		

Property type	Offices and Workshop Businesses
Total floor area	274 square metres

Rules on letting this property

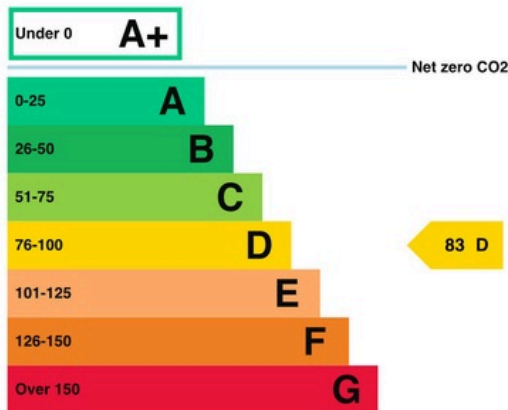
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

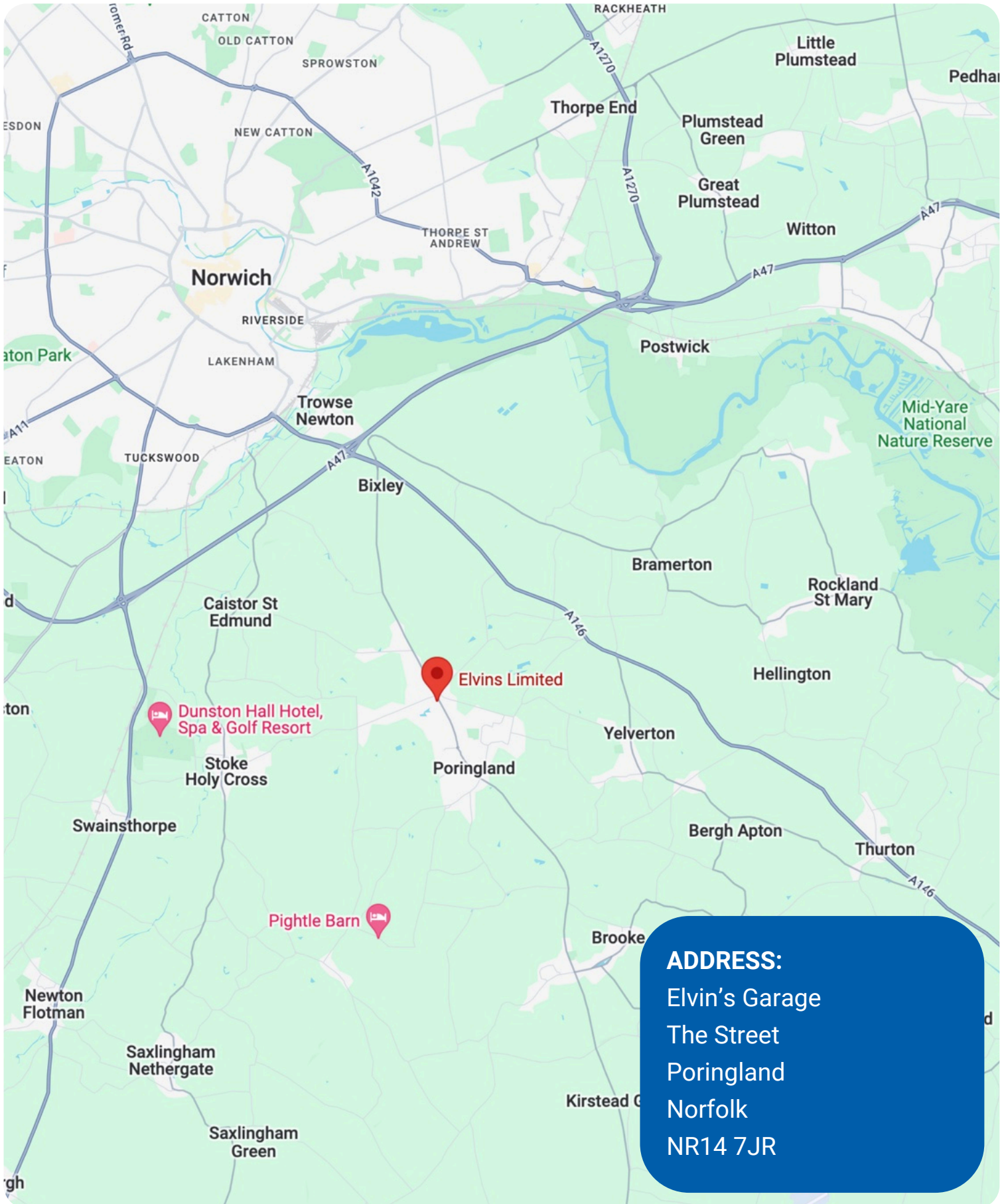
The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built	4 A
If typical of the existing stock	17 A



ADDRESS:

Elvin's Garage
The Street
Poringland
Norfolk
NR14 7JR

ADDITIONAL INFORMATION

REFERENCE NUMBER

P34624E.

OPENING HOURS

Monday to Friday, 8:00am to 6:30pm. Saturday, 8:00am to 4:00pm. Sunday, Closed.

TENURE

Freehold.

RATES PAYABLE

Nil. We are advised that the business benefits from Small Business Rate Relief.

This information has been provided to us by the vendor and any interested party is advised to enquire of the local authority to check the position with regards to business rates that will apply to a new owner.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate shows a rating of '83/D'. Full Energy Performance Certificate available on request.

PRICE

£995,000.

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VIEWING

Call our East Anglia office on (01603) 662 662 to make an appointment.

DISCLAIMER

All measurements and sizes for general guidance only. Please note fixtures, fittings and equipment have not been tested.