

## MOT & CAR SERVICING GARAGE

NEWMARKET, SUFFOLK

REF: P35953E

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



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

- Established 30 years
- Great Catchment Location
- Genuine Retirement Sale
- Well Equipped
- Class 4 MOTs
- Excellent Reputation
- Regularly Turning Work Away
- Freehold Or Leasehold Option
- No Advertising Undertaken
- Strong Profit Margins

**FREEHOLD: £325,000 | LEASEHOLD: £150,000**

For the benefit of the freehold or leasehold, 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

Coming to the market only due to the vendors pending retirement having established the business themselves some 30 years ago, this well regarded and trusted MOT garage enjoys a loyal customer base and has to regularly turn away requests for their services from new clients.

Situated in Newmarket within a prime catchment area on a well known industrial estate offering good access and many houses and other businesses in the immediate surrounding area. With future new housing projects being delivered in the locality there will no doubt be much more new work available to further grow the business should someone so wish.

With the added benefit of offering a new owner the opportunity to either acquire the freehold building or to have a new lease granted, on terms to be negotiated, this will no doubt have a broad appeal with potential purchasers.

## THE BUSINESS

The businesses reputation for providing honest assessments of work that is required together with a fair pricing policy has no doubt played a huge part it's longevity with the many repeat customers that this has generated, including some trade clients. This can no doubt be built upon further should a new owner so wish especially as no advertising of the business has been undertaken for a number of years.

They provide Class 4 MOT's, servicing and repairs together with the availability of courtesy vehicles, which will be included within the sale price, for use whilst the customers vehicle is attended to.

The accounts demonstrate a consistent and strongly performing business with a pleasantly surprising high adjusted net profit figure which unquestionably justifies the keenly pitched asking price and so makes this business a 'must view' one if you are in the market to acquire such an operation.

## PREMISES

Situated in the well known horse racing town of Newmarket, not far from the city of Cambridge, this is a desirable location that is evidenced by the lack of similar available units where one could set up a new business from scratch in, meaning that acquiring an existing going concern as an alternative would be a much more serious consideration. The well established Studlands Industrial Estate provides accommodation for a vast range of businesses and with major housing estates adjoining it, makes this a prime location to trade from.

The purpose built block and steel unit, which measures 9.2m wide x 17.65m deep overall, can be found with the benefit of 7 parking spaces included and an electric roller shutter door giving vehicular access into the workshop. There is also a pedestrian door into the small reception area with seating and screen to watch the MOT bay. Behind the counter top is space for a desk to work from, a small admin cupboard for storage and then an internal door into the workshop.

The workshop is mainly open plan, as one would expect, with a toilet/washroom and kitchenette to one side at the front with a mezzanine floor over for general storage and tyre changing equipment, and then a further small office to the rear used as a rest room. Within the main workshop you will find 3 ramps, a fully equipped MOT bay, compressor, engine hoists, jacks, a diagnostics machine, aircon servicing machine, wheel bearing press, super tracker wheel alignment machine, various specialist tools eg. cambelt timing pins and general hands tools, but excluding those personal tools which will remain the property of the respective mechanics.





**Energy performance certificate (EPC)**

	Energy rating <b>E</b>	Valid until: 25 February 2034
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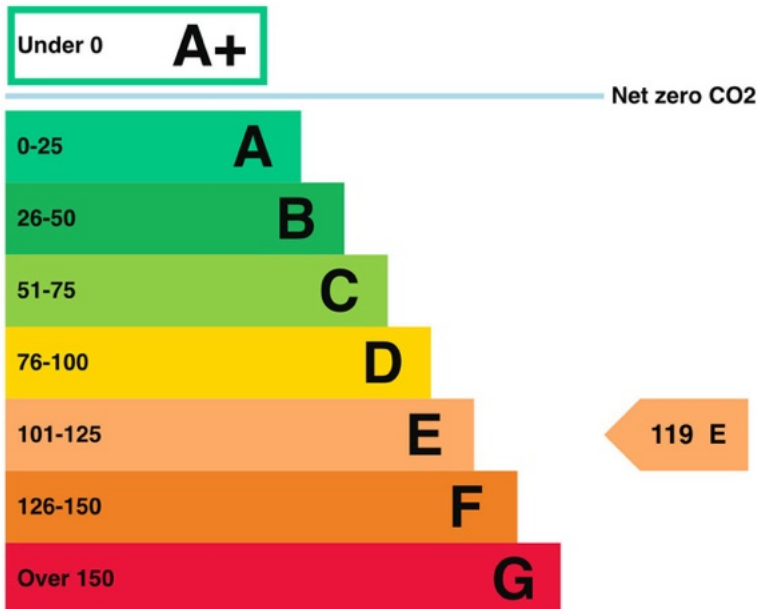
Property type	Offices and Workshop Businesses
Total floor area	184 square metres

**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 E.



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.





## ADDITIONAL INFORMATION

### REFERENCE NUMBER

P35953E.

### OPENING HOURS

Monday to Friday, 8:00am to 5:00pm. Closed weekends.

### TENURE

Freehold or Leasehold. The vendor is willing to consider a sale on either basis.

The purchaser will be responsible for the landlords costs and fees in connection with the grant of a new lease. New lease terms to be negotiated as part of the sales process.

### RENT PAYABLE

£15,000 per annum if a leasehold sale.

### 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.

### STAFF

3 full time staff at the time of instruction.

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate shows a rating of '119/E' - full Energy Performance Certificate available on request.

### PRICE

Freehold £325,000.

Leasehold £150,000.

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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.