

## GARAGE & MOT TEST CENTRE

DAVENTRY, NORTHAMPTONSHIRE

REF: P35695E

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

📞 01788 435 966

✉️ warwicknorthants@emfgroup.com

🌐 www.emfgroup.com

NEW PRICE!  
OFFERS  
CONSIDERED



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

- All-in-one MOT's, Servicing & Repairs
- MOT Centre Servicing All Vehicle Classes
- MOT Partnership with Local Ford Dealer
- Equipped with Twin MOT Lanes & 6 Lifts
- Recent Investment in Facility Upgrades
- Expansion Potential for Additional Services
- Full Suite of Automotive Service Equipment
- Highly Regarded by Customers
- Busy MOT Schedule and Future Bookings
- Freehold May Be Available

### LEASEHOLD:

**OFFERS IN THE REGION OF £200,000 + ASSETS & SAV**

For the benefit of the 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

**01788 435 966**

## INTRODUCTION

Established since 2004, SDS MOT in Daventry is known for its comprehensive range of services including MOT tests for various vehicle classes, servicing, and repairs. They cater to a wide array of vehicles from classic to luxury cars, and even motorhomes, motor caravans, and horse-boxes, along with mopeds, scooters, and motorcycles. In 2013 they moved into their new, modern test centre which is complemented by a comfortable waiting area for customers, complete with amenities like free Wi-Fi and television. Offering great scope to increase turnover by opening on the weekends and offering additional, currently uncatered for services such as tyres, valeting, air-conditioning servicing and more, makes the business an attractive proposition. With a new lease to be granted on negotiable terms, please get in touch for further information.

## THE BUSINESS

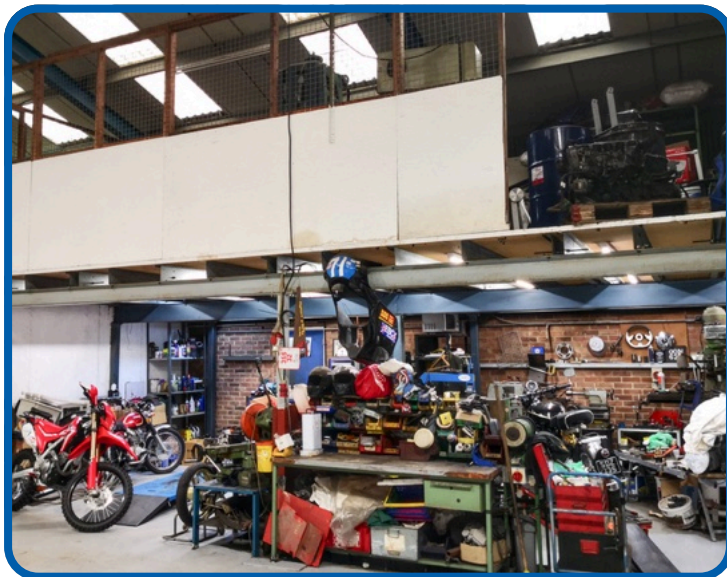
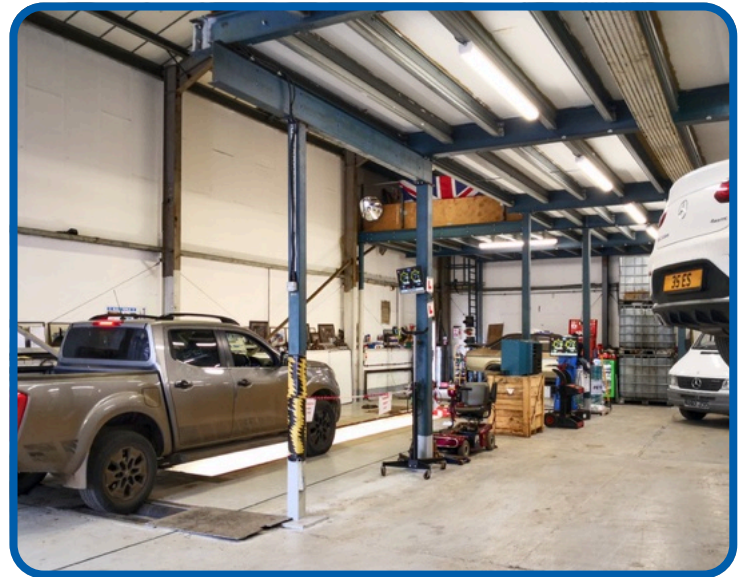
The business boasts a robust operation with a high volume of MOT services and a three-week advance booking schedule, indicating a consistent demand and client trust. The MOT station is renowned for its proficiency across all vehicle classes (1,2,3,4,5L & 7). This well-established business stands out as a one-stop solution, delivering both MOT testing, servicing and repairs. With an advantageous partnership with the local Ford dealer (opposite) and substantial recent investments, this opportunity marries great potential with a proven track record. Untapped growth avenues lie in additional services that the facility is equipped for but not currently offering, such as tyres, tracking, and air-conditioning re-gassing services.

A comprehensive list of equipment is included, ensuring readiness for a full range of automotive services including twin MOT lanes, 1 class 1 and 2 motorcycle lane, 6 vehicle lifts (4x 3-5 ton 2-post lifts, 2x 4 ton/3.5ton 4-post), 5 jacking beams, 1 Adequate Hydrovane compressor, various transmission jacks and stands, trolley jacks, storage racking, tyre changing machine, tyre balancing machine, floor cleaner, metal folder (if required), metal sheer guillotine (if required), Colchester lathe (if required), Bridgeport Manual milling machine (if required), 70 specialised tools for cam-belts and bearings and Mig welder.

## PREMISES

Occupying a large unit with strategic enhancements, the premises feature two expansive roller-shutter doors, dual mezzanine floors (ideal for expansion) and two fully operational MOT lanes. The site has undergone a significant investment with £20,000 spent on new class 7 roller brake tester and £22,000 on block paving. It offers a five-year lease with a prospective freehold purchase in the fifth year. Equipped with six vehicle lifts and a robust security system, this fenced facility promises both functionality and security for the prospective owner. Mainly LED lighting throughout.

In addition to the main floor the mezzanine currently houses the engine room and a small office. There is also a comfortable customer waiting room and separate staff and customer toilets. One of the mezzanines would be ideal storage for expansion into tyres.





**Energy performance certificate (EPC)**

	Energy rating	Valid until:
	<b>C</b>	<b>10 March 2034</b>

Property type	Offices and Workshop Businesses
Total floor area	780 square metres

**Rules on letting this property**

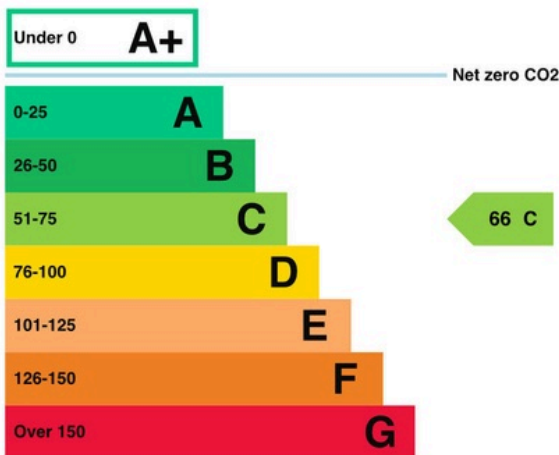
Properties can be let if they have an energy rating from A+ to E.

**Energy rating and score**

This property's energy rating is C.

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

P35695E.

### OPENING HOURS

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

### TENURE

Leasehold. New 5 year lease to be granted with option to purchase Freehold in 5 years time.

The purchaser will be responsible for the landlords costs and fees in connection with the assignment of the new lease.

### RENT PAYABLE

£34,000 per annum.

### RATES PAYABLE

£3,992 per annum.

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

1 full-time (vendor), 1 part-time (vendor), 3 additional full-time staff - correct at the time of listing.

### ENERGY PERFORMANCE CERTIFICATE

Shows a rating of 'C/66' - expires 10th March 2034. Full EPC available on request.

### PRICE

OFFERS IN THE REGION OF £200,000 + ASSETS & SAV.

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### VIEWING

Call our East Anglia office on (01788) 435 966 to make an appointment.

### DISCLAIMER

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