

# BUSINESS FOR SALE

## UNIQUE OPPORTUNITY

CI MOTORS  
MYTHOP ROAD  
REAM HILLS FARM  
WEETON  
PR4 3NB

- HIGH QUALITY USED CAR PARTS AND SALVAGE BUSINESS (MCLAREN/ BENTLEY ETC)
- FULLY LICENSED DISMANTLERS YARD
- 3 YEARS OF ACCOUNTS AVAILABLE
- DECONTAMINATION AREA
- UNIT GIA APPROX 7000 SQ FT (WAREHOUSE & OFFICES)

**BUSINESS INGOING: PRICE ON APPLICATION**

**RENT: £42,000 PER ANNUM EXCLUSIVE**



**Duxburys**  
Commercial

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# MYTHOP ROAD, WEETON

## LOCATION

Ream Hills Farm comprises of a large business/industrial site. The site is visible from the M55 motorway and is accessed via Junction 4 of the M55.

On exiting Junction 4, proceed down Preston New Road (A583) towards Blackpool and turn right at the traffic signals into Mythop Road. Proceed along Mythop Road and towards the village of Weeton, continue along and the entrance to Ream Hills Farm can be seen on the right hand side.

## DESCRIPTION

Duxburys Commercial are delighted to have been instructed to market this 'high quality used car parts and salvage business'. The business focuses on high quality car brands such as Porsche, Maclaren, Bentley amongst others.

The business currently markets its stock on Ebay under 'Ream Salvage' and currently has approximately 4000 listings and benefits from 'limitless listings'. Once sold parts are shipped to the customer.

The business is currently located at Ream Hills Business Park in Weeton and runs from a business unit with yard. The yard benefits from being a fully licensed dismantlers yard. Full equipment is included in the sale along with parts. An inventory will be provided.

The business benefits from 3 Years of profit and loss accounts. He going includes the current stock.

## ACCOMMODATION

Warehouse with FF offices  
Approx GIA 7000 SQ FT

Yard and loading area

## LEASE/LEGAL FEES

The incoming tenant is to be responsible for the Landlord's reasonable legal fees incurred in the sale.

A new FRI lease is available at a rent of £42,000 per annum exclusive for a term of years to be agreed.

## EPC

TBC

## BUSINESS RATES

TBC

## ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents.

## VAT

All prices quoted do not include VAT but may however be subject to VAT at the prevailing rate

## VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

### Disclaimer/ Planning Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning

Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
- (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
- (4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.





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