

# FOR SALE

## PRIME LOCATED, MOT GARAGE WITH FORECOURT, NEXT TO SAINSBURYS SUPERMARKET

MOT GARAGE / SERVICE CENTRE  
INGLEWHITE ROAD  
LONGRIDGE  
PRESTON  
PR3 2NA

- PRIME LOCATED MOT GARAGE / SERVICE CENTRE
- LARGE FRONT FORECOURT USED FOR CAR WASH & VALETING BAY
- EXTENSIVE WORKSHOP / GARAGE BUILDINGS
- ADDITIONAL CAR PARKING AREA TO REAR
- IDEAL TO CONTINUE THE SUCCESSFUL OPERATION IN SITU
- ALSO IDEAL FOR ALTERNATIVE USES – S.T.P.P.
- NEXT TO SAINSBURYS SUPERMARKET
- WEALTH OF PASSING TRADE

**ASKING PRICE: OFFERS OVER £600,000**



**Duxburys**  
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
t: 01253 316919 e: [enquiries@duxburyscommercial.co.uk](mailto:enquiries@duxburyscommercial.co.uk)  
f: 01253 765260 w: [www.duxburyscommercial.co.uk](http://www.duxburyscommercial.co.uk)

# INGLEWHITE ROAD, LONGRIDGE

## LOCATION

This MOT garage & Service Centre, buildings and site, are located within the centre of Longridge. Longridge sits at an equal distance between Preston and Blackburn areas. The Garage & Site itself is located next door to a Sainsburys supermarket and car park. Inglewhite Road is a main thoroughfare through this market town and connects Derby Road and Berry Lane, which in turn connect onto the B5269 which combined, provide access throughout the whole town. The position of the property benefits from a wealth of passing vehicles and pedestrian trade, further increased by several new-build housing estates which have been developed in the vicinity. The M6 motorway is within a short distance providing access north towards Lancaster and south past Preston and towards Wigan. Access is also available towards the M55 which provides access towards the Fylde Coast. To the east of Longridge is Burnley and surrounding areas. Longridge forms part of the Ribble Valley which is a region of Lancashire.

## DESCRIPTION

This MOT Garage / Service Centre has been trading since 1951 and has been in the ownership of the same family since 1974. The building is only being sold due to planned retirement.

### Opportunities:

An interested party may wish to purchase the MOT Garage / Service station and buildings plus front forecourt with canopy, with all of the business opportunities this provides and continue the operation of said business. In this scenario the equipment, fixtures and fittings may be available to be purchased by an interested party.

The site, as previously mentioned, is located next to the entrance of a Sainsburys Supermarket site. This offers opportunity for potential re-development of the buildings and / or site, subject to planning consent. There is potential that the existing buildings and site could be used for a mix of business opportunities.

All interest and enquiries are invited.

## RATEABLE VALUE

RV: £14,000 pa.

This is not the amount payable but the amount used to calculate rates payable. **Some discount may be available to small businesses.** Contact Preston City Council for further information.

## VIEWINGS

Via prior appointment through Duxburys Commercial on 01772 280500 Option 1 or email:

[adam@duxburyscommercial.co.uk](mailto:adam@duxburyscommercial.co.uk)

## ACCOMMODATION

**Main Bay Garage/Workshop:** 258 sq m  
Approx: 23.4m x 11m  
Vehicle Access Door: H: 2.4m x W: 5.4m  
WC and wash hand area.

**Additional Bay & Space:** 52 sq m

**2<sup>nd</sup> Bay (Tyre Fitting):** 70.2 sq m  
Approx: 12.1 x 5.8m  
Vehicle Access Door: H: 2.6m x W: 3m

Main Office (Reception / Customer): 35.8 sq m  
Customer WC.

**TOTAL GIA: 416 sq m / 4,477 sq ft**  
(All measurements are approximate)

Max Eaves height varies: 3.9m – 3.3m

**Externally** to the front is a forecourt with canopy. This area is presently used as a car wash and leased on a temporary basis therefore producing a rental income potential. Additional hard standing area to the side/rear of the main garage.

## EPC

To be confirmed

## SITE AREA / SITE PLAN

Approximately 0.3 acres. Site plan overleaf.

## 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

Disclaimer: Prices quoted are excluding VAT but may be subject to VAT at the prevailing rate

### 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.

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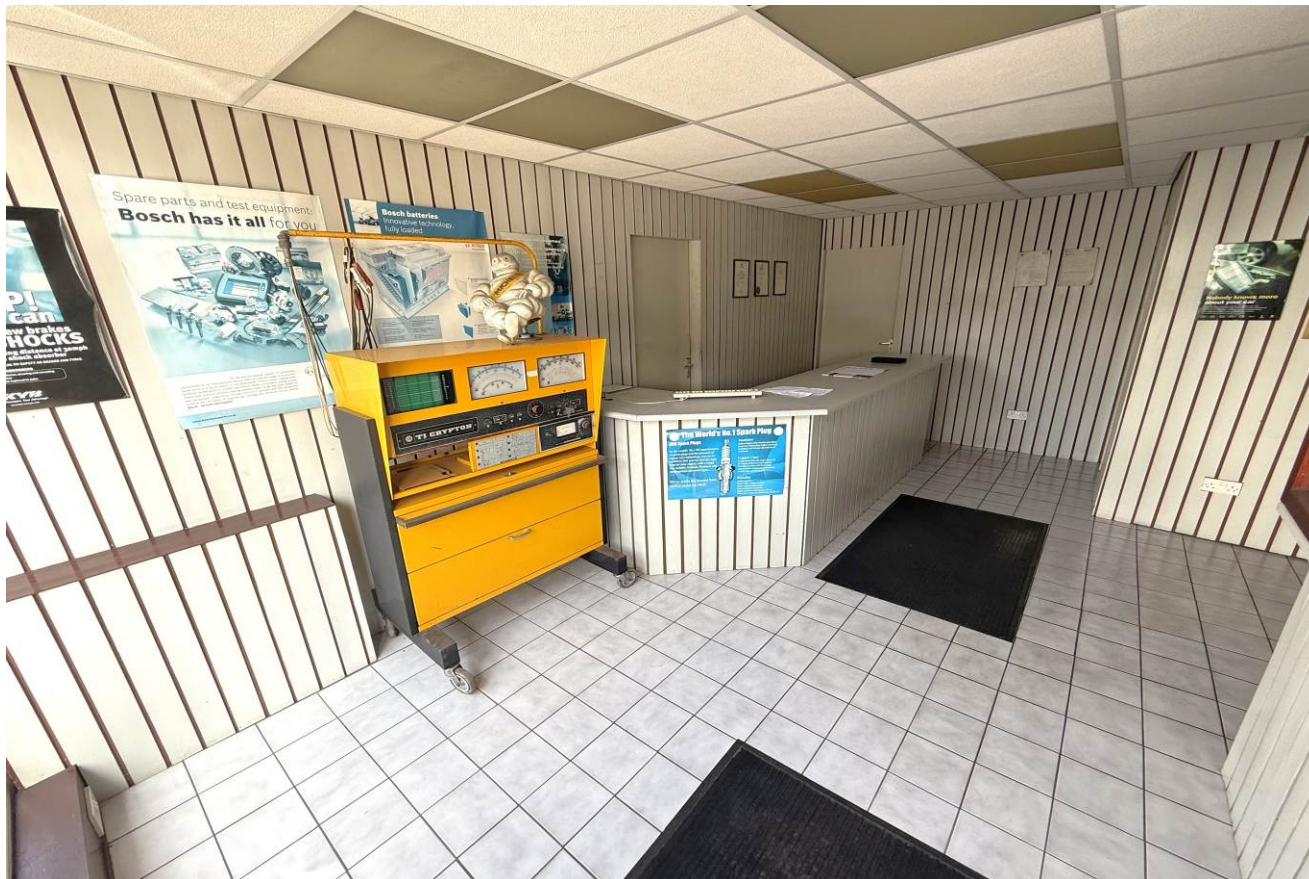
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ABOVE – site plan for guidance purposes only (not to be relied upon solely).

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