

FOR SALE / FOR LEASE

BUSINESS FOR SALE / BUILDING FOR SALE OR LEASE

CAR MECHANICAL REPAIR GARAGE
WYREFIELDS
POULTON LE FYLDE
LANCASHIRE
FY6 8JX

- MOT TESTING FOR CLASS 4 AND CLASS 4A VEHICLES / SERVICING / REPAIRS AND DIAGNOSTIC CHECKS
- BUSINESS FOR SALE BY WAY OF AN INGOING
- OPTION TO PURCHASE OR LEASE THE BUILDING
- RARE OPPORTUNITY
- LOCATED ON A BUSY BUSINESS PARK
- SALE ONLY DUE TO RETIREMENT

**ASKING PRICE: BUILDING: £249,950 OR RENTAL:
£24,950 PA EXC – BUSINESS INGOING: £20,000 – EXC.**



Duxburys
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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WYREFIELDS, POULTON

DESCRIPTION

We are delighted to bring for sale/for lease this car mechanical repair garage premises and business:

- The opportunity is available to purchase the building and business OR purchase the business and lease the premises.
- The business has been in operation successfully for decades and is only being sold due to planned retirement of the owner/operator
- There will be a full schedule and inventory of equipment, fixtures and fittings available.
- Car parking to the front and side.
- Additional benefit of an area of land to the rear providing additional off road car parking.
- The premises benefits from 3-phase electricity.
- Eaves height – 3.4m rising to approximately 5.6 metres to the pitch.
- There are two vehicle access doors into the building – one to the front and one to the side.
- Services offered: MOT testing for Class 4 and Class 4a vehicles. Servicing. Repairs and diagnostic checks.
- Hours of operation: Monday–Friday: 8:00 a.m.–5:00 p.m. Saturday–Sunday: Closed.

Internal viewing are essential to fully appreciate the business on offer, and its potential. However, this is by appointment only and no direct approach is to be made to the business or its employees without prior appointment.

ACCOMMODATION

Total building GIA: 154 sq m / 1,660 sq ft
Max width – 14 metres
Max depth – 11 metres

Included within the GIA is an office and WC.

VIEWINGS

Via prior appointment through Duxburys Commercial on 01253 316919 Option 1

VAT

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

LOCATION

Wyrefields Garage is located on Wyrefields, Poulton Business Park. Poulton Business Park is a sought after and busy trading location and allows ease of commuting via Garstang Road East into the town of Poulton Le Fylde, also towards Thornton Cleveleys, Blackpool and towards the M55/M6 motorways.

BUSINESS INGOING

In addition to the ability to purchase or lease the building, there is an ingoing payable for the business. Accounts information is available on request. In due course, a full inventory of equipment and fixtures & fittings will be provided.

BUSINESS RATES

We are informed that there are no business rates payable on the building due to the building falling within the threshold for small business rate relief.

LEASE DETAILS/ LEGAL FEES

Available by way of a new FRI lease with terms to be agreed. The ingoing tenant is responsible for the landlords legal fees incurred. Quote to be provided.

EPC

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

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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