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COMMERCIAL ESTATE AGENTS

227/229 Church Street, Blackpool, FY1 3PB

Specialists for over 50 years in the sale and valuation of businesses, hotels and all types of commercial properties.

NB: The particulars set out in these details do not form part of an offer of contract. Any intending tenant/purchaser must satisfy self by inspection or otherwise as to their accuracy. Neither Kays nor the vendor has any authority to make or give any representation or warranty in relation to this property.



Car Sales and Workshop

Reference: 010653

Freehold Price: £399,950

Corner Garage, Lytham Road, Preston, PR4 1TE

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: A long established car sales and workshop business located in Warton between Blackpool and Preston. The family run business began trading in 1988 and specialises in used Volvo models approx 4 years old. Main road forecourt display for approx 25 cars plus sales offices workshop and valet diagnostics workshop, customer parking and storage. Part freehold part leasehold the total site is approx. 0.25 of an acre. Substantial turnover and net profits with further accounts available to genuine interested parties.

LOCATION: On the A584 Lytham road from Lytham to Kirkham. On the corner position at its junction with West End Lane at Warton

ACCOMMODATION

GROUND FLOOR: Forecourt car sales display for approx 25 cars; sales office 3m x 4.2m; admin office 2.9m x 2.9m; kitchen 1.8m x 4.5m and wc; workshop 5.5m x 7.9m with roller shutter access to front and rear, 2 posts lifts; diagnostics workshop 4.4m x 5.5m with roller shutter.

BUSINESS: The North West leading independent Volvo garage has been established since 1988. Business services include used vehicle sales, part exchange and finance plus Volvo servicing, repairs, diagnostics, software updates on genuine parts/accessories. Staff: owners (2 brothers) plus 2 mechanics and 1 part time admin. Figures from the 31/03/22 accounts confirm a turnover of £1.28 million pounds with a gross profit of £260,000 and substantial trading profits of approx £120,000.

SERVICES: Electric and water services connected.

TENURE: Freehold: (main forecourt and buildings approx 0.17 acre. Leasehold (part forecourt and parking approx 0.08 acre), rent £900 pcm. Stock at Valuation approx £300,000.



