

**FOR SALE**

**Available Due to Retirement**

**Guide Price: £295,000**

**Freehold Property, Fixtures and Fittings, Profitable Business & Goodwill**

# Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**Yates Motor Engineers Ltd, 131a Hart Street, Southport, Merseyside PR8 6DY**

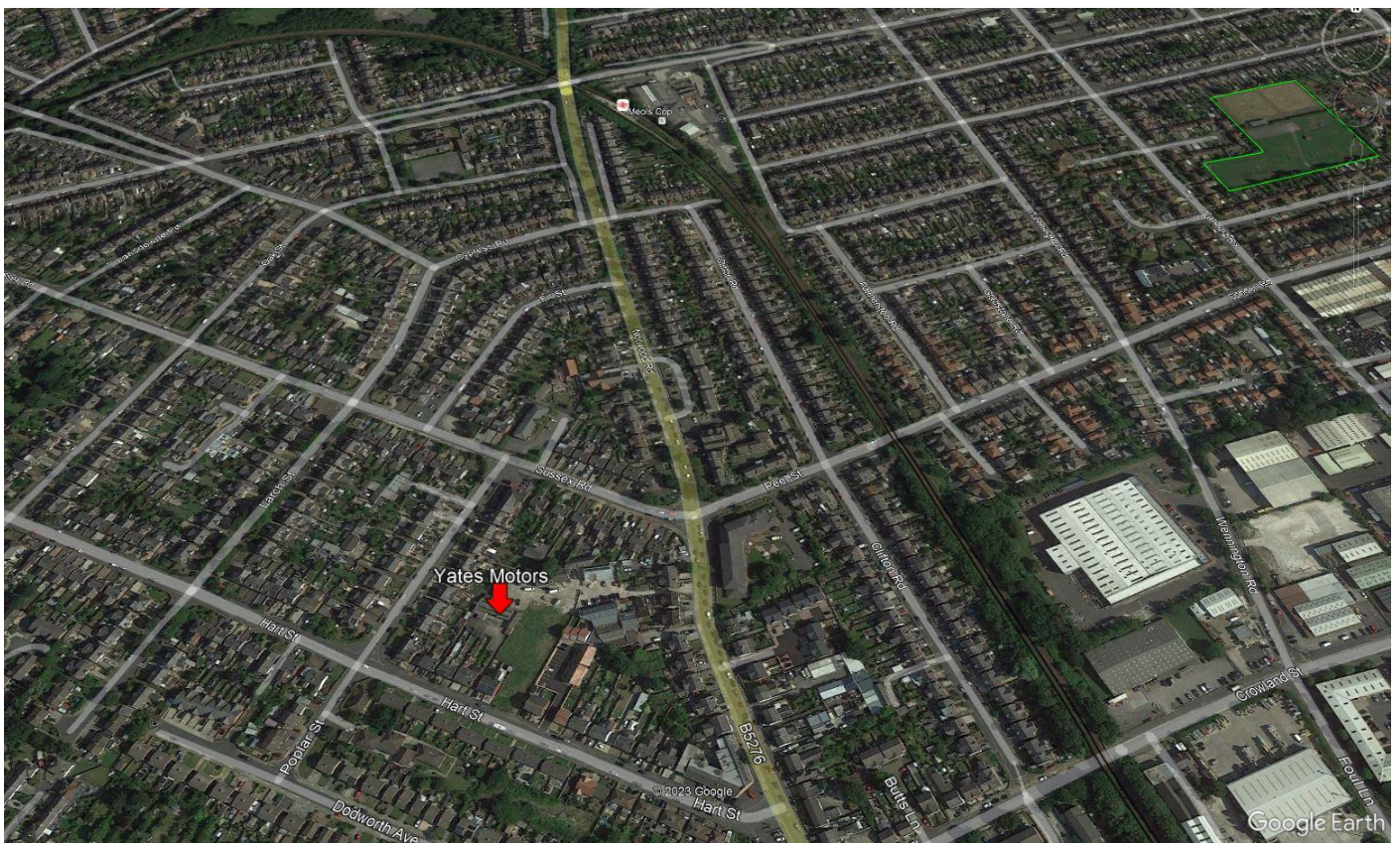


- **Long established and profitable motor trade business.**
- **Copy accounts available on request.**
- **To include Freehold property extending to approximately 2,800 square feet GIA.**
- **Asking price also inclusive of long standing business, goodwill and fixtures and fittings - inventory available on request.**
- **A rare opportunity to purchase not only profitable motor mechanic business, but also freehold property.**



**Fitton Estates, Hoghton Place, 47 Hoghton St,  
Southport, Merseyside, PR9 0PG  
Telephone: 01704 500345  
Email: [info@fittonestates.com](mailto:info@fittonestates.com)**

**Location:** Hart Street can be found off Meols Cop Road, which in turn is located off the Kew Roundabout.



**Description:** Yates Motor Engineers Ltd has been trading for many years and has established itself as a respected motor mechanic garage in Southport, close to Southport Town Centre.

Available due to retirement, the business, goodwill, property and fixtures and fittings are available for purchase.

Copies of the audited accounts are available on request and subject to the signature of a non-disclosure agreement, in addition to which, the property comprises of a portal frame warehouse facility extending to approximately 2,800 square feet GIA, but benefiting from two potential access and egress points, in addition to which, the property & business would be inclusive of all fixtures and fittings and goodwill. An inventory of the fixtures and fittings is available on request.

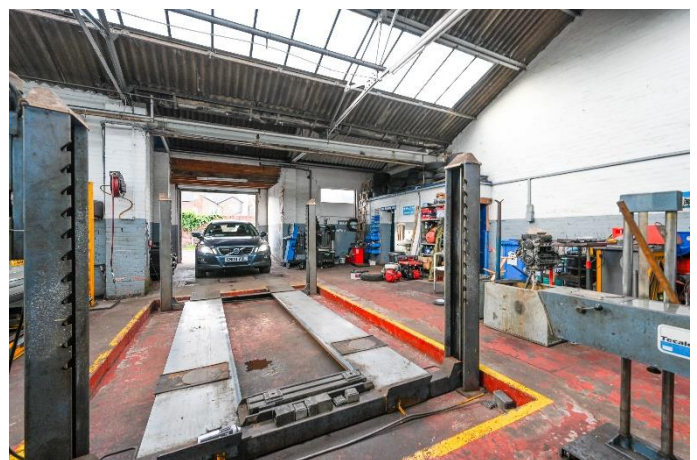
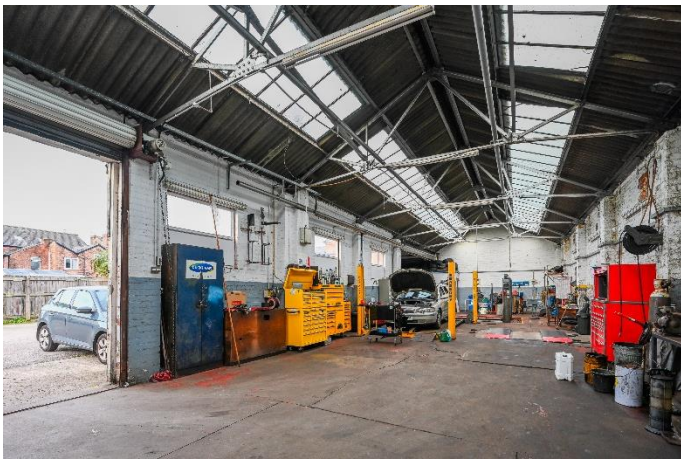
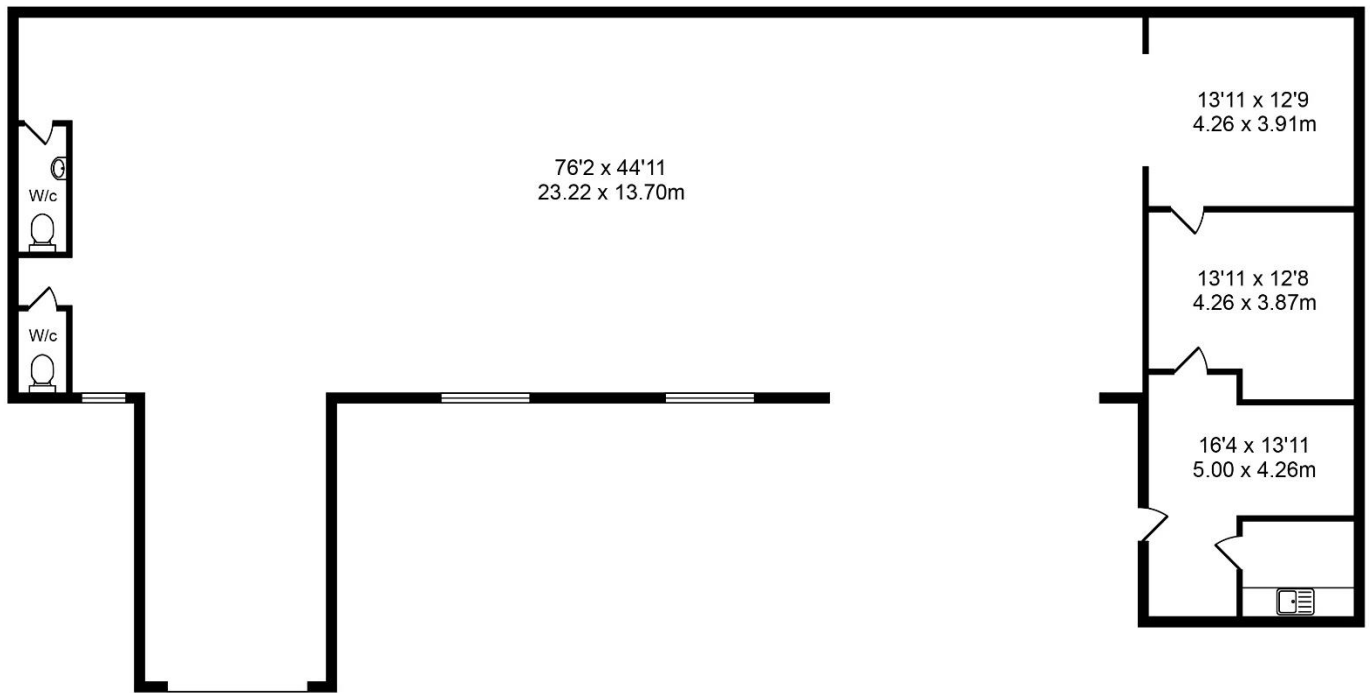
There is also an off street car park that we understand can hold up to 14 cars.

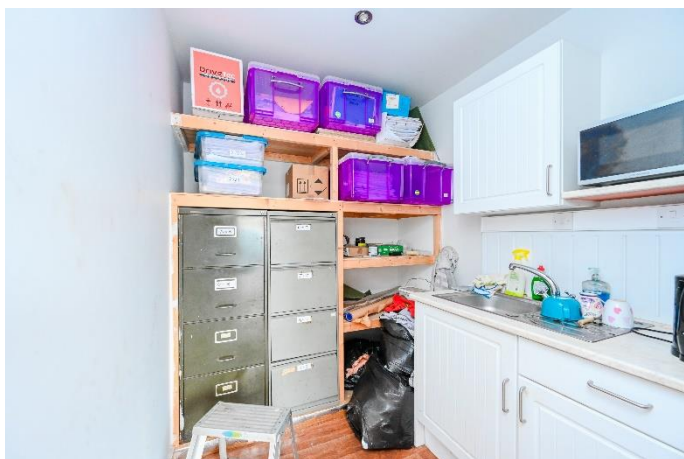
Link below to Yates Motor Engineers Ltd Web page: [Yates Motor Engineers Ltd. | Southport](#)



**Accommodation:** Floor plan below, not to scale, provided for indicative purposes only.

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only





**Copy Accounts, Fixtures & Fittings, Inventory:** Copies of the audited accounts and fixtures and fittings inventory are available on request and subject to a non-disclosure agreement.

**Tenure:** We understand the property is held freehold - pending written verification.

**Guide Price:** £295,000. To include: freehold property, existing business, goodwill & inventory of fixtures and fittings.

**Money Laundering Regulations:** Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

**VAT:** All prices and rentals where quoted are exclusive of but may be subject to VAT.

**Legal:** Each party is to be responsible for their own legal costs.

**Business Rates:** The property is listed in the most recent April 2023 valuation as having a Rateable Value £8,000.

**EPC:** A copy of the Energy Performance Certificate is available on request.

**Viewing:** Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

**Details Prepared 19 June 2024**

Regulated by RICS. Fitton Estates for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Fitton Estates has any authority to make or give any representation or warranty whatever in relation to this property.