



Dickinsons Garage Ltd Melrose Street, Scarborough YO12
Guide Price £150,000



CPH are delighted to be instructed to market these FREEHOLD GARAGE PREMISES on behalf of the owners of Dickinsons Garage Ltd. The business has successfully traded for over 27 years and comes to the market due to retirement. The owners are looking to sell the goodwill of the business together with the equipment, current stock etc as well as the building itself.

Some of the equipment included in the sale includes 2 car lifts, a tyre fitting machine, wheel balancer and compressor. The unit has dual access onto Melrose Street via double ELECTRICAL VEHICLE ROLLER SHUTTER DOORS and benefits from a mains gas space heater.

The unit is IDEALLY POSITIONED on Melrose Street, very close to Scarborough's town centre. The property lies within an already popular commercial thoroughfare with other occupiers such as MKM Building Supplies, Crown Paints, Suzuki Dealership, GT Garages and Sweeting Engineers to name a few. The unit benefits from a number of dedicated car spaces plus there is an abundance of disc zone parking close by. Aswell as the servicing areas, the building also has an office/reception together with a toilet facility with storage above. It should also be noted that the unit also qualifies for 100% BUSINESS RATES RELIEF!



The business has built up an enviable reputation during its 27 year trading history and any purchaser is likely to get the benefit of the owner's hard work through continuing to lookafter their loyal customers. This is a very rare opportunity to acquire the freehold interest in a successful mechanic's garage. Viewing VERY STRICTLY BY APPOINTMENT ONLY via the sole selling agents.



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

CPH

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



Where every attempt has been made to ensure the accuracy of figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error of omission or mis-statement. This plan is for illustrative purposes only and should be read in conjunction with the prospectus. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with AutoCAD 2022

GROUND FLOOR
 1676 sq.ft. (155.7 sq.m.) approx.



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Not energy efficient - higher running costs	
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Not environmentally friendly - higher CO ₂ emissions	
Current	Potential

