

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







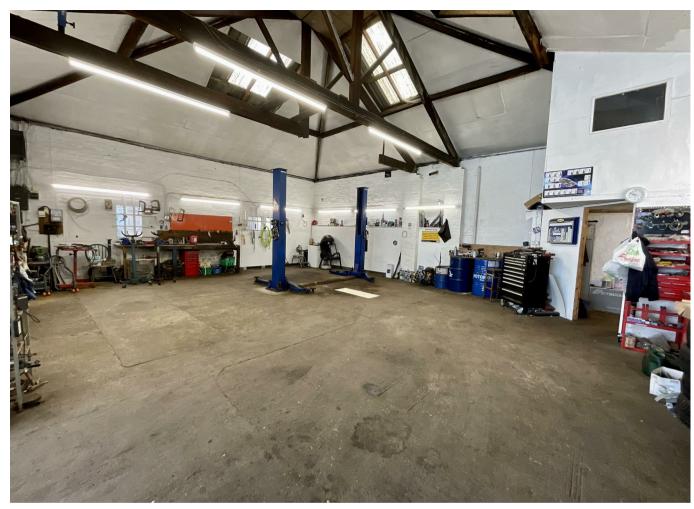


CPH are delighted to be instructed to market these FREEHOLD GARAGE PREMISES on behalf of the owners of Dickinsons Garage Ltd. The business has successfully traded for over 27 years and comes to the market due to retirement. The owners are looking to sell the goodwill of the business together with the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

e.sales@cphproperty.co.uk | cphproperty.co.uk 19 St.Thomas Street, Scarborough YO11 1DY CPH Property Services











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in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim

whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further

England & Wales

В

Not energy efficient - higher running costs

enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose

(\$9-65)

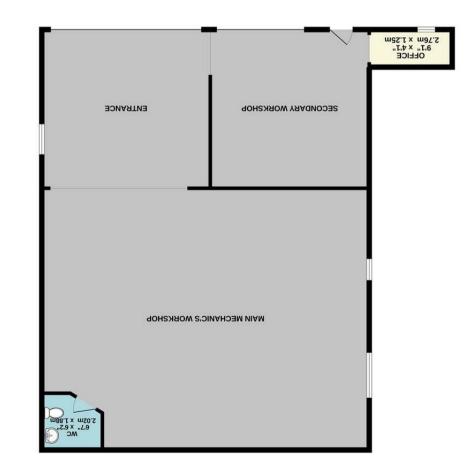
(89-99)

(08-69)

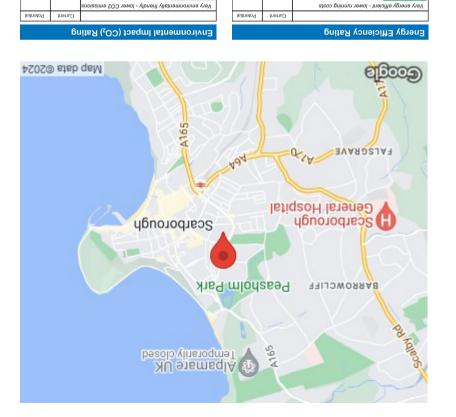
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LOTAL PLOUR AREA: 16/6 sq.ft. (155.7 sq.ft.) approx.



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



2002/91/EC

2002/91/EC

EU Directive

England & Wales

(39-54)

(89-55) (08-69)

(16-18) (82 plus)

Not environmentally friendly - higher CO2 emission: