



BEECH MOTORS, 7 ALBERT ROAD, ST AUSTELL, PL25 4TZ

A well located freehold multi disciplined garage business being sold after 35 years. Set in c. 0.4 acre and 758 SQM (c. 8000 sq ft) overall with a high level of equipment. Retirement sale.

- **GARAGE - HIRE, SERVICING, REPAIRS AND MOT'S (CLASS 4)**
- **LOCATED NEAR ST AUSTELL TOWN CENTRE**
- **APPROX. 656 SQM WORKSHOP, PLUS 100 SQM ANCILLARY**
- **WITHIN APPROX 0.4 ACRES OF SECURE LAND / YARD**
- **PURPOSE BUILT IN 1970'S, WELL EQUIPPED FOR PURPOSE**
- **RETIREMENT SALE - CURRENT OWNERS 35 YEARS**
- **EPC - E 123**

£650,000 FREEHOLD LAND, BUILDINGS AND GOING CONCERN

LOCATION:

Located within a residential area close to the busy town of St Austell, which has a wide range of national retailers, a mainline train station and commercial industry.

BUSINESS:

We understand Beech Motors has been in our clients tenure for the past 35 years and is now being sold due to retirement. The latest year end turnover show net sales of £414,469, trading 6 days per week (closed Sunday).. Website address to see range of services : www.beechmotorsltd-staustell.co.uk

PROPERTY:

We understand the property was constructed in the 1970's as a workshop for the Post Office of brick construction with a steel portal clear span roof allowing high vehicles. The space is open plan but loosely divided into work areas with ample covered space and has a mezzanine staff area and a ground / first floor office. To the front is the compressor room, customer wc's, waste oil , car cleaning and yard for vehicles.

SCHEDULE OF PROPERTY:

Reception / Office : 9.76m x 3.71m, door to front, space for seating of customers, desk area and separated rear private office. Windows to workshop.

Stairs to First floor second office / store of same measurement as ground floor.

Workshop (incorporating spray booth and workshop office) and double roller shutter doors to front.

28.27m x 23.21m, comprising three bays, of steel portal clear span design, designated work areas including:

MOT Bay :

4 poster 5t ramp (Tecalemit)
Brake roller system
Gas Analyser (Crypton)

Other workshop areas:

4 poster 3.5t ramp
Two 2 poster 4.5t lifts (Rotary)

Spray Booth (3m height) and 4.02m x 6.93m

Paint room 4.07m x 2.09m

Other equipment to include Wheel balancer and changer, 2.5t body jig (Carliner) qty of engine lifts.

First Floor Staff area and WC

4.41m x 4.35m, plus 4.70m x 3.12m

Outside areas:

Compressor Room 4.46m x 4.33m, comprising a Champion FM07 Screw Compressor and dust extraction system

Waste Oil Storage areas

Customers WC's including disabled.

Waste refuse area.

Car wash area, with sump for waste water / material

Yard c. 30m x 15m, plus c. 20m x 21m, plus 1m around side and rear for fire escape.



TENURE & TITLE(S)

Freehold Titles CL09011 and CL91550
Advised no rights of way, easements or restrictive covenants over the land. Area measures c. 0.4 acre.

METHOD OF SALE:

Private treaty, transfer of going concern.
Unconditional Offers.

VAT:

All the above prices/rentals are quoted exclusive of VAT.
We are advised the business is registered for VAT on sales.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

INVENTORY:

All plant and machinery / equipment used in the running of the business to be transferred as part of sale, free of any lease / lien.

SERVICES:

Advised by clients:
Mains Water
Mans Drainage
Mains Gas
Three phase electricity supply.

Interested parties to make their own enquiries with utility providers.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £35,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is E (123).

VIEWING AND CONTACT INFORMATION:

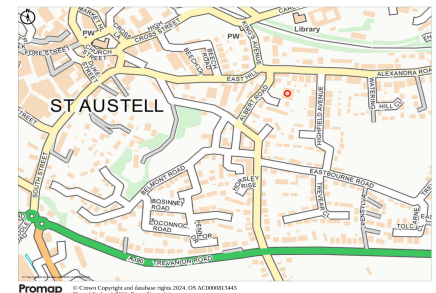
Strictly through Miller Commercial. Please contact either:-

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