

PETER E GILKES & COMPANY

44 Market Street, Chorley, Lancashire, PR7 2SE

Tel 01257 266999 Fax 01257 264256

Email info@peteregilkes.co.uk



FOR SALE

**PREMISES & BUSINESS
CENTRAL GARAGE
WESTHEAD ROAD
CROSTON
CHORLEY
PR26 9RR**



Price: £195,000

- Prominent positioned and premises and business.
- Business established over 50 years.
- Offered for sale as a going concern.
- Building and site have planning consent for conversion into 2 flats.

Peter E Gilkes & Company and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide and no not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes has any authority to make or give any representation or warranty whatsoever in relation to this property.

CHARTERED SURVEYORS

PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



Description: Established over 50 years and operated by the current owner for over 25 years garage/workshop premises offered with the business and the specialism in repair and servicing of Jaguar cars and all other makes of car and enabling continuation in serving the community of Croston, neighbouring villages and towns and surrounding affluent areas.

Is offered for sale due to the impending retirement of the proprietors who have operated the business for over 25 years building up a strong reputable reputation. There is potential to develop the business by extending the openings to 5/6 days a week.

Accommodation:
(all sizes are approx)

Ground Floor

Workshop 8.9m x 15.7m (29'2 x 18'8) with hydraulic ramp and scissors ramp.

Small kitchen and separate W.C. partitioned off.

First Floor

Stock Room 6.6m x 5.7m (21'6 x 18'7)

Office

Outside:

Forecourt with electric hydraulic scissors ramp.

Parking for customer vehicles and display of cars for sale.

Reception Office 2.9m x 2.1m (9'6 x 7').

Tenure:

It is understood the site is Freehold and free from Chief Rent.

Services:

Mains electricity including 3 phase supply together with gas and water supplies are laid on, drainage is to the main sewer.

Business:

Included in the business are the ramps together with 4x4 Lazer Tracker, Tyre Machine and Balancer and Compressor.

Audited accounts are available but in order to maintain confidentiality these can only be supplied to the Accountants or Financial Advisers of bona fide interested parties.

It should be noted the turnover in recent years has reflected the current proprietors scaling down for retirement, the garage being open only 3 working days a week.

Business therefore provides potential for returning to its full capacity.

Assessment:

According to the Valuation Office website the premises are described as 'Vehicle Repair Workshop and Premises' and assessed at a Rateable Value of £2,500.00.

To View:

By appointment with the agents with whom all negotiations should be conducted.

Note:

All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system, fitted fires, and other appliances and fittings where applicable.

VAT:

All prices quoted are exclusive of but may be liable to VAT at the appropriate rate.



