



PROJECT ORCHARD DARTFORD

 Orchard Garage Limited (Heath Lane)
157 – 161 Heath Lane, Dartford, DA1 2TW

 Orchard Garage Limited (Park Road) 128
Park Road, Dartford, Kent, DA1 1SZ





ORCHARD GARAGE LIMITED (HEATH LANE)



ORCHARD GARAGE LIMITED (PARK ROAD)

BUSINESS SUMMARY

- Orchard Garages can be purchased individually or as a package
- Reputable vehicle workshop, MOT Garage & Car sales
- Combined Annual Turnover c. £1,700,000
- Gross Profit c. £920,000
- Est. Adjusted Net Profit c. £450,000
- Residential development opportunity at Heath Lane (STPP)
- Residential areas
- Opportunity to rapidly increase sales with commercial accounts
- Business would grow with focus on used car sales
- Google rating 4.7/5 & 4.8/5 – Endorsed by Which?
- Located less than 2 miles from each other

LOCATIONS

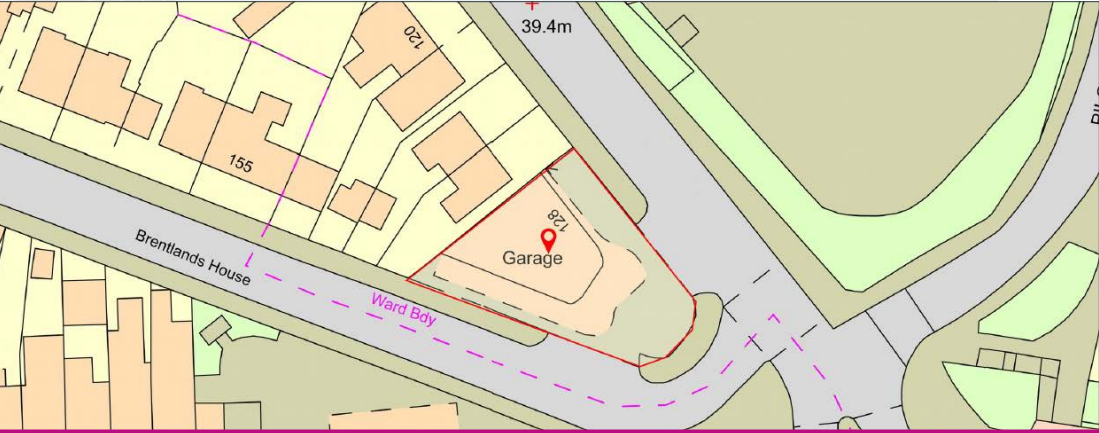
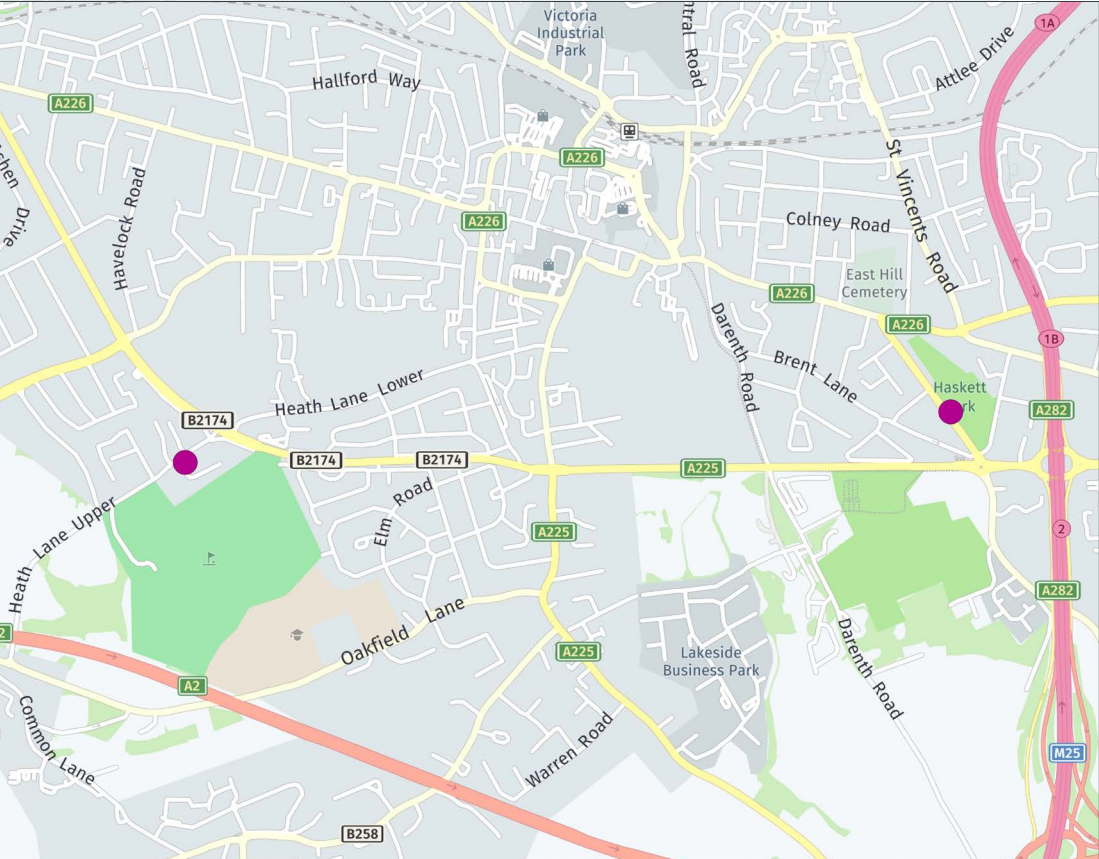
These profitable businesses are less than 2 miles apart within highly visible trading locations in Dartford. This area is well located from junction 2 of the M25 which supports excellent commutable access from an existing operator in the motor trade. There is a lot of passing traffic from nearby Grammar and Academy Schools.

ORCHARD GARAGE LIMITED (HEATH LANE)

This workshop is in a residential area adjacent to a small industrial park. Heath Lane is accessed from B2174 which is a busy road leading to multiple A & B road links, its close to retail parks and the open public park space of Dartford Heath.

ORCHARD GARAGE LIMITED (PARK ROAD)

This workshop is in a exceptionally busy position on the roundabout where the A225, B260 and A296 connect. It's opposite Leigh Academy - the largest school in the area. It's adjacent to an Esso Petrol Station and opposite Dartford Cricket Club. In addition to his busy location, the site is near residential dwellings and commercial/retail parks. Park Road is one of the main routes in and out of the town centre.



ORCHARD GARAGE LIMITED (PARK ROAD)

ORCHARD GARAGE LIMITED (HEATH LANE)



THE PROPERTIES | ORCHARD GARAGE LIMITED (HEATH LANE)

The site is c. 0.5 acres.

The gross internal area of the MOT workshop is c. 4,680 sq ft (434.84 sq m) with the main workshop being accessed by 2 vehicle entry/exit points which leads to an area with 1 MOT bay, 6 other vehicle lifts, 1 specific for Motorbikes.

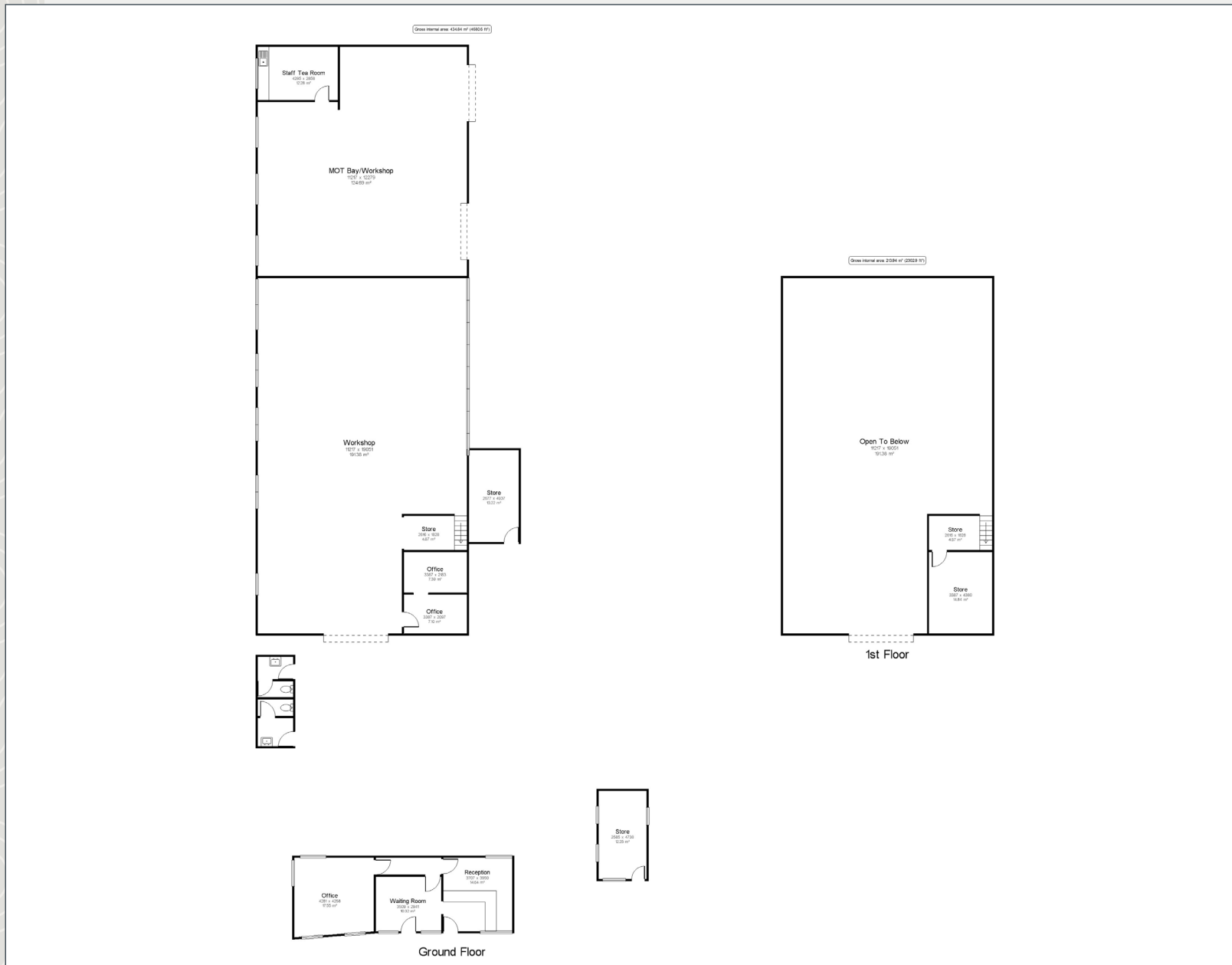
There is a separate building with a customer waiting point within the reception area plus a large office and staff facilities.

There is also a freestanding portacabin and shed used for additional storage.

Externally to the front there is large forecourt for the display of used car vehicles and to the rear and side, areas for additional vehicle storage.



THE PROPERTIES | ORCHARD GARAGE LIMITED (HEATH LANE)



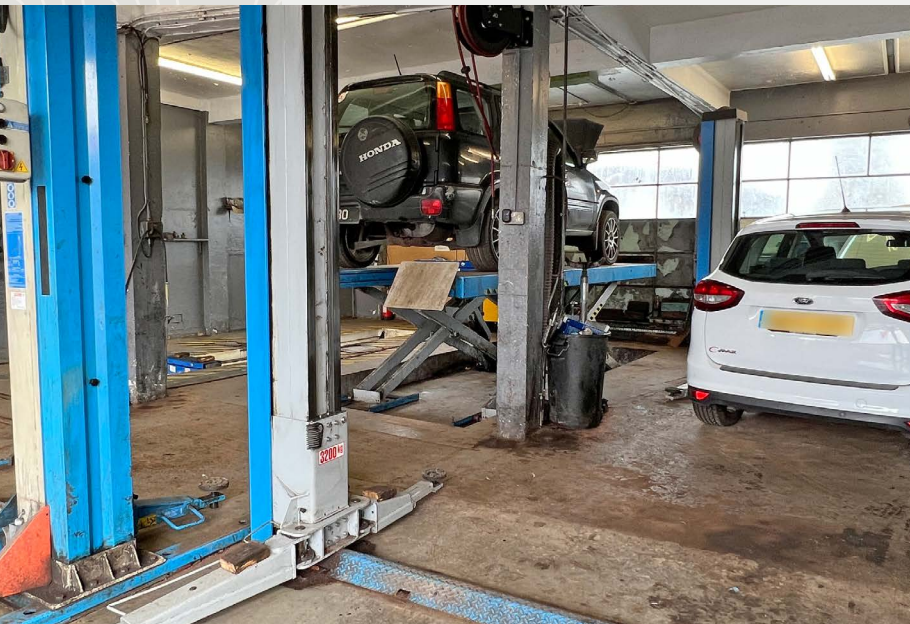
THE PROPERTIES | ORCHARD GARAGE LIMITED (PARK ROAD)

The gross internal area is c. 1,846 sq ft (171.56 sq m) with the main workshop being accessed by 3 vehicle entry points which leads to a area with 1 MOT bay, 4 other vehicle lifts.

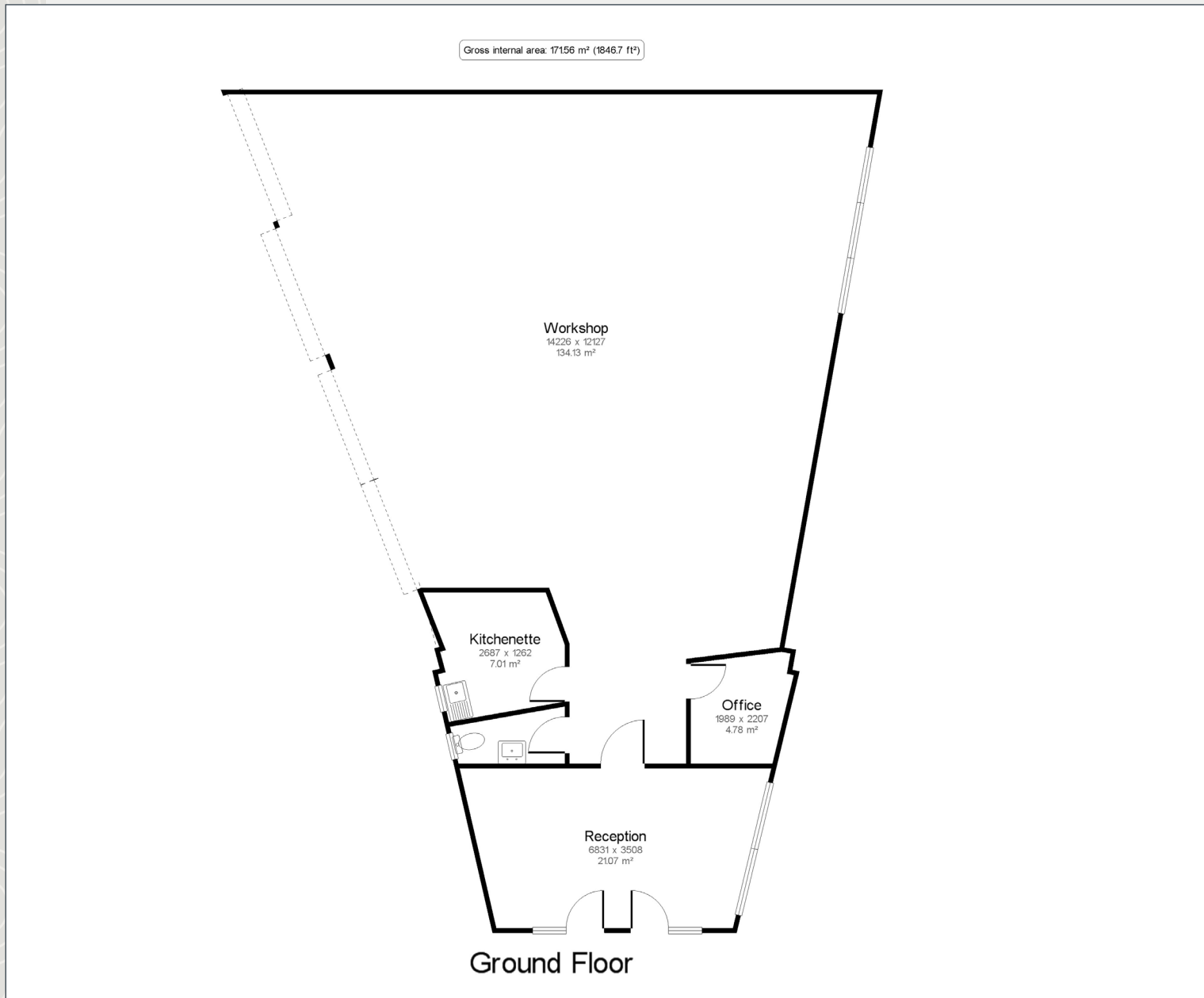
There is a customer waiting point within the reception area plus staff facilities.

Externally there is a large forecourt for the display of used car vehicles.

Each property has a array of supporting fixed and loose fittings to ensure each business can meet the requirement of a MOT Workshop.



THE PROPERTIES | ORCHARD GARAGE LIMITED (PARK ROAD)



THE OPPORTUNITY

Orchard Garage is a family run business with a strong reputation in Dartford, each business specialises with MOT testing stations, a full vehicle servicing and repair centre plus a used car dealership.

A selection of specific services include, MOT testing, servicing, generic mechanical repairs and replacement of such parts brakes, clutch, battery, wheel alignment etc...

Several staff are trained and qualified to work with Electric & Hybrid vehicles ensuring any vehicle is welcome at Orchard Garage.

An award-winning business which has coveted trademarks including being part of the Good Garage Scheme and a trusted trader with Which?

At both sites there is a range of used car sales which are displayed on the forecourt, social media and some national website portals – this is a excellent area to improve the sales of the business.

Each garage relies upon great customer service which generates repeat business and recommendations from the public. There is a small number of trade/commercial accounts which is another area to expand for this business where demand has been received throughout the last 12 months.

Whilst the business is very mechanical centric, there is an opportunity to introduce SMART repairs to such things as basic car body repairs, car upholstery, windscreen damage and valeting.



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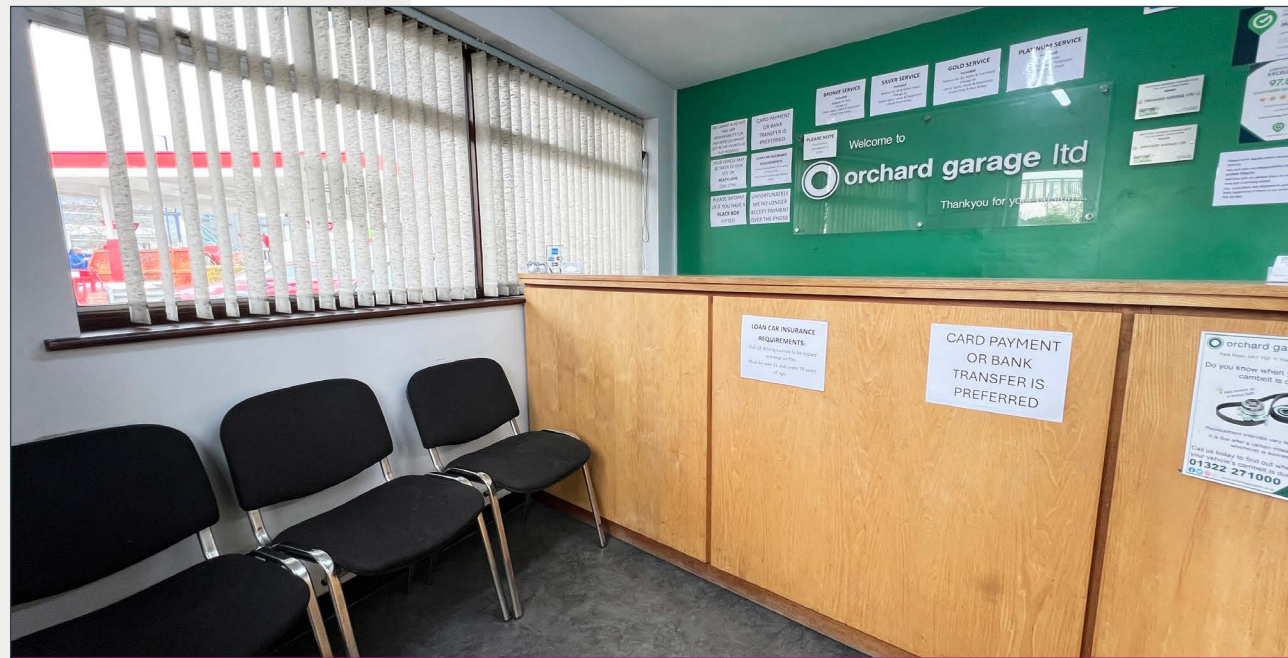


TRADING INFORMATION

Trading Profit and Loss Account for year ended 30 April 2023 show turnover of £1,726,210.

An example of sales by service, this can be demonstrated by the sales during February 2024.

Service	Sales £
Workshop	107,901
Car MOT	13,894
Bike MOT	319
Used Car Sales	23,929
Bodywork	1,579
Total Sales	147,622



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OTHER INFORMATION

OPENING HOURS

Monday – Friday 8am – 5.30pm
Saturday – Sunday Closed

STAFF

Employees are the backbone of this operation, between the 2 sites there are receptionist/office staff, mechanics/technicians and MOT testers. The staff are intensively trained and undergo professional qualifications throughout their career with Orchard Garage.

FIXTURE & FITTINGS

We are advised all fixture & fittings are owned outright including the fleet of used cars for sales.

TANKS

These properties are former Petrol Filling Stations, we are informed the underground tanks have been liquid filled.

TENURE

Freehold

TERMS OF SALE

We are seeking offers on an asset sale basis for Heath Lane and Park Road either individually or as a package plus Stock at Valuation upon completion.

Guide Price Heath Lane £1,850,000

Guide Price Park Road £950,000



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VIEWING & CONTACT

No direct approach may be made to the business as staff are not able to discuss the sale. For an appointment to view, or for further information, please contact:

Mark Kaluza
Regional Director

– Retail South & East
M: +44 (0) 7764 241 353

E: mark.kaluza@christie.com

James Matson
Senior Business
Agent

M: +44 (0) 7840 020 041

E: james.matson@christie.com

CONDITIONS OF THESE PARTICULARS

These sales particulars are prepared as a general guide to the property (which expression includes business and trade content, if any, included in the sale) for the convenience of a prospective purchaser or tenant (an "acquirer") and are intended for business people familiar with commercial transactions. If you are not sure that you fit this description you should take relevant independent advice before proceeding further. Christie & Co ("the Agent") for themselves and for the vendors, owners or landlords of the property (together the "Client") whose agents Christie & Co are, give notice that: (a) These particulars are made without responsibility on the part of the Agent or the Client; they do not obviate the need to make appropriate searches, enquiries and inspections, nor do they constitute any part of an offer or contract, and statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy himself, by inspection or otherwise, as to their correctness and any error, omission or misdescription therein shall not affect or annul the sale or be grounds for rescission or compensation; (b) The Client does not make or give, and neither The Agent, nor any of their employees has any authority to make or give, any representation or warranty whatsoever in relation to the property; (c) The Agent has not carried out a detailed survey, nor tested the services, appliances and specific fittings; (d) Dimensions (where given) are approximate and should be verified by an acquirer; and (e) Any accounts or financial statements or registration information provided to an acquirer are provided on behalf of the Client by The Agent, who cannot therefore offer any guarantee of their completeness or accuracy, and accordingly shall not be liable for any loss, damage, cost, expenses or other claims for compensation arising from inaccuracies or omissions therein. These details were believed to be correct at the date of publication but their accuracy is not guaranteed. Subject to contract. Copyright reserved The Agent. April 2024.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.

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