

Oxford Garage, Hurworth Road, Hurworth Place, DL2 2DF
Offers in the region of £850,000



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Council Tax Band:

**** VURV Estates ****

Combined Freehold & 'Oxford Garage' business FOR SALE * Unique commercial opportunity * MOT's * Servicing * Car Sales * Large workshop (with WC) * Main office/show room * Tyre store * Includes a Two bedroom self-contained flat *

Combined Freehold & Oxford Garage business 'For sale' - we recommend that you visit Oxford Garage website for further details and video drone tour.

Nestled in the charming, highly sought-after village of Hurworth our clients offer for sale this unique commercial opportunity. Situated on Hurworth Road, the well-established, esteemed 'Oxford Garage' is superbly positioned in this affluent location, which adds to the appeal, attracting customers seeking quality service in a picturesque setting.

Contact VURV estates today as strictly by appointment ONLY.

'For sale' Freehold opportunity, overall building just under 5000sqft. Large workshop (with WC), main office/show room, tyre store, customer reception/waiting area, with access to a small office, mezzanine canteen/storage room, plus generous parking to the front. Also including a Two bedroom, self-contained flat offering versatility, whether for accommodating family and friends or generating a rental income.

Flat: Ground floor entrance vestibule, WC, utility/laundry room with stairs to a small first floor landing. Off to the left is a bathroom, right leads you

to the apartment featuring a large lounge/diner with open aspect to a kitchen, shower room and two double bedrooms. The Apartment EPC rating is Rated D. Current score is 65 and Potential score 72.

All external windows are uPVC double glazed, plus aluminium double glazed bifold doors to the showroom. Three electric roller doors allow access to the workshop and a comprehensive ADT fire and security alarm has been installed in addition to CCTV.

Oxford Garage business opportunity for sale, within the asking price. A fully operational, profitable garage offering MOT's, Servicing & Car sales. Genuine reason for sale as the current owners look forward to retirement after running and growing this business since 2002. All equipment included, such as: FINI Pulsar 119 'silent run' compressor, HOFMANN Megamount Tyre machine, full vehicle diagnostic equipment, 4 X TECALEMIT (3.2 ton) vehicle ramps (fitted 2016), and a TECALEMIT (4 ton) 1-man MOT testing ramp....to name a few. Also included are 2 x 2017 skoda citigo courtesy cars, plus a runabout vehicle.

Trading information and turnover to be discussed direct with client. Our client may also consider the

sale of the business only.

Please note: Genuine/proceedable buyers only.

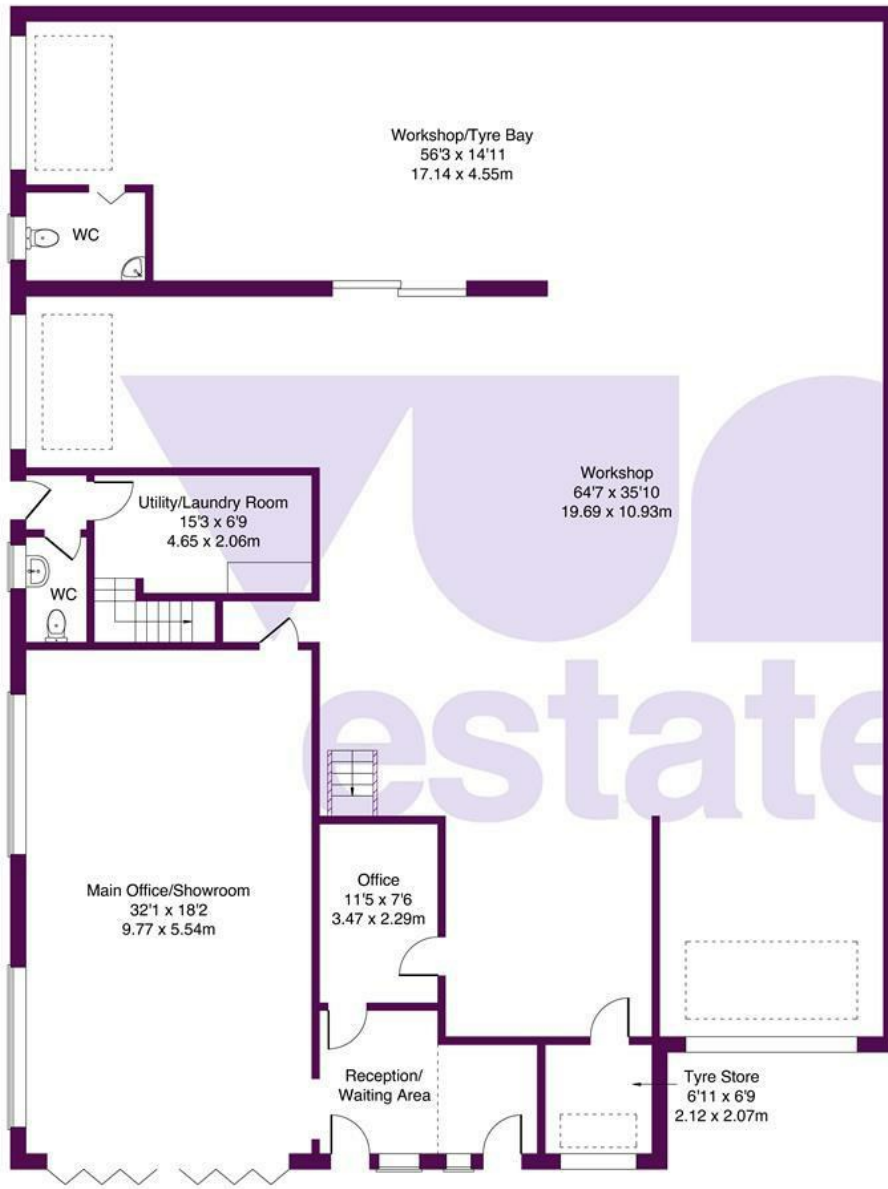
Location: Hurworth Village, near Darlington, offers a mix of rural charm and modern convenience, making it an attractive place for those who appreciate a quieter lifestyle while still having access to essential amenities. Hurworth is just a few miles from Darlington, a larger market town with a wide range of shops, restaurants, and services. The village itself has several conveniences, including local shops, pubs, and the award winning 'Rockcliffe Hall Hotel Spa & Golf Course'. It is well-connected with easy access to the A66 and A1(M), with Teesside International Airport and Darlington train station also within easy reach.

It has a strong sense of community, with various local events and activities. The lifestyle is more relaxed compared to urban living, and is surrounded by countryside.

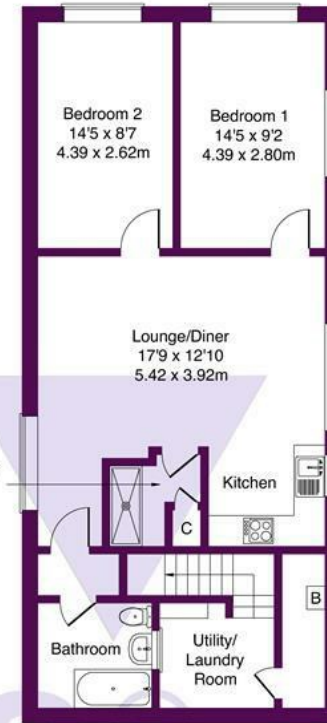


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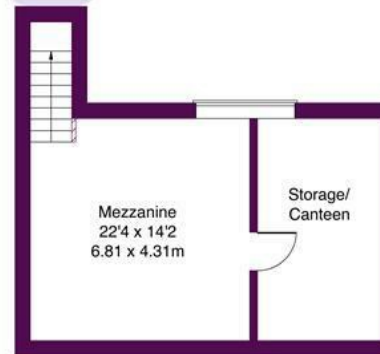
Approximate Gross Internal Area: (4951 sq ft - 460 sq m.)



Ground Floor



First Floor



First Floor

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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Energy Efficiency Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	