



To Let By Private Treaty Subject to Contract

PROFITABLE GARAGE BUSINESS UNDERTAKING VEHICLE REPAIR, SERVICING AND MOT'S
GREEN LANES GARAGE, VICARAGE STREET, BARNSTAPLE, NORTH DEVON, EX32 7BT

PRICE: Offers are invited in the region of £90,000 for the Leasehold interest to include all trade fixtures, fittings and equipment and the goodwill of the business plus SAV

- *Town Centre location close to Green Lanes Multi-Storey car park*
- *Two workshops comprising of 1,944 sq.ft (181 sq.m) and 2,354 sq.ft (219 sq.m)*
- *Fitted with specialist garage equipment including ramps, MOT station, diagnostic equipment, Terraclean decarbonising equipment*
 - *Established trade, for sale due to pending retirement*
 - *Waste oil warehouse heating*
 - *Office, reception, yard and car parking*

LOCATION

With over 40,000 inhabitants including nearby villages, Barnstaple is a thriving town near to beautiful beaches and countryside, and the centre of North Devon in commerce, culture, education and service provision. It has a wide variety of businesses attracting tourists and permanent residents year-round, including a vibrant and diverse collection of bars and restaurants for evening footfall. Barnstaple is easily reached via the A361 which leads to the M5 at Junction 27, has a station with hourly trains to Exeter at peak times, and Exeter airport is an hour away. The town is rapidly expanding with several new housing and commercial developments currently underway, and more than 5,000 new houses and further economic development planned for the near future. The notable towns of Bideford (9 miles), Woolacombe (14 miles), Ilfracombe (12 miles), South Molton (12 miles) and Torrington (14 miles) are also nearby.

THE SITUATION

The property is situated on Vicarage Street close to the entrance to Green Lanes Multi-Storey car park as well as Boutport Street. The premises therefore provides good access to the town centre and related services. Transportation links are further increased by the two bus stops close by.

THE PROPERTY AND CONSTRUCTION

Comprising of two workshops of 1,944 sq.ft (181 sq.m) and 2,354 sq.ft (219 sq.m) respectively. The smaller unit is fitted with 1 x two post ramp and 1 x four post ramp, 2 x roller shutter doors, office, reception, kitchen, toilets and is heated by a waste oil heater. The adjoining unit is 2,354 sq.ft (219 sq.m) and has an MOT bay rolling road, 1 x 4 post ramp, 2 roller shutter doors with a third leading to an additional parking area. Outside is parking for approximately 12 vehicles as well as an additional storage building.

THE PROPOSAL

Our client is inviting offers for the Leasehold interest with an assignment of the existing lease or new lease subject to Landlord approval and references.

THE BUSINESS

The business is currently operated by our retiring client with 1 full time MOT tester, 1 self-employed mechanic and 3 year trainee mechanic. Trade is derived from vehicles repairs, servicing and MOT's with specialist equipment including diagnostic, DPF cleaning and Terraclean decarbonising equipment (subject to contract). Turnover for the past 3 years has been 2020 £188,000, 2021 £229,000 and 2022 £253,000, with an average net profit of £40,000.

THE STOCK

Any current stock to be purchased at valuation upon completion.

THE INVENTORY

The property is sold with an inventory of trade fixtures, fittings and equipment including specialist tools, timing belt, suspension, wall mounted spring compressor, brake pressure bleed equipment, R134 a/c machine and nitrogen test equipment, oil drainer x 3, smoke test machine plus assorted office equipment, computer, printer etc.

VAT

Payable, if applicable, at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

THE ACCOMMODATION (comprises)

WORKSHOP 1

1,944 sq.ft (181 sq.m) 1 x four post ramp, 1 x two post ramp, reception, office, 2 x roller shutter doors, waste oil heater, workshop toilet, customer toilet, kitchen, wheel aligner, Snap On diagnostic, Verus Edge diagnosis centre with touch screen, 2 x battery support units.

WORKSHOP 2

2,354 sq.ft (219 sq.m) MOT rolling road station, 1 x 4 post ramp, scissor lift, 2 x roller shutter doors, compressor, additional roller shutter to rear yard

OUTSIDE

Yard and parking for approximately 12 vehicles plus storage building.



IMPORTANT NOTICE

JD Commercial for themselves, and for the Vendors of this property whose Agents they are, give notice that:

1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
2. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of JD Commercial has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of JD Commercial, nor into any contract on behalf of the Vendors.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

PROPERTY MISDESCRIPTIONS ACT 1993

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

VIEWING

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW
TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

**JD COMMERCIAL,
42 RIDGEWAY DRIVE,
BIDEFORD,
NORTH DEVON, EX39 1TW**

TEL: 01237 424053 / 07868 846357

website : www.jd-commercial.co.uk

email : sales@jd-commercial.co.uk