



**Paul Ellis Autos, Carnarvon Grove,
Sutton-In-Ashfield, Nottinghamshire NG17 2HH**

- ASKING PRICE TO INCLUDE THE FREEHOLD PREMISES, GOODWILL, FIXTURES & FITTINGS
- THE FIXTURES & FITTINGS INCLUDE A RECOVERY TRUCK, NEW MOT BRAKE TESTER AND 3 LIFTS. 2 IMMISSION TESTERS, DECELEROMETRE AND MUCH MORE
- BEING SOLD ALONG WITH A SPACIOUS 4 BEDROOMED DETACHED HOUSE INCLUDING 3 DOUBLE BEDROOMS CONVERTED FROM A PAIR OF TRADITIONAL SEMIS AND TWO VEHICLE REPAIR/EXAMINATION FITTED WORKSHOPS
- OFFERED FOR SALE DUE TO PENDING RETIREMENT. THIS BUSINESS WAS ESTABLISHED IN 1992 BUT HAS BEEN IN EXISTENCE SINCE 1920
- A VALUABLE AND WELL ESTABLISHED VEHICLE REPAIR & MOT TESTING BUSINESS TURNING OVER IN EXCESS OF £350,000 P.A.
- ADDITIONAL GARAGING & FORECOURT, ENCLOSED HARD STANDING AREA FOR APPROX 17 VEHICLES

Offers Around £490,000

VIEWING

Strictly by appointment through David Blount. Contact us at our Kirkby in Ashfield office or email david.blount@davidblount.co.uk

EPC

The residential is a Band E48

The commercial premises are Band B43

Certificates available for inspection.

THE COMMERCIAL PREMISES COMPRISE:

WORKSHOP 1

Approximate Floor Area 147 m2 with working eaves height of 3.85m and door access height of 2.67m. Brick built within a steel frame and insulated with Kingspan panels and pitched roof.

This is an MOT testing station for classes 4,5 and 7.

OFFICE

17'1" x 7'6" (5.22 x 2.29)

CUSTOMER WAITING ROOM

12'9" x 8'5" (3.89m x 2.59m)

With window into Workshop.

FIRST FLOOR STORAGE

13'1" x 7'10" (4.0 x 2.4)

WORKSHOP 2

Set back to the side and rear of Workshop 1. Approximate Floor Area 99m2 with working eaves height of 3.26m and door access height of 3.6m. Containing pit and built of brick with a sloping roof.

GARAGING/STORAGE

Attached to Workshop 2. Approximate Floor Area 71.72m2. A brick built garage with tin roof, insulated walls and roof and heated.

YARD

Double gates enclose the yard from Carnarvon Grove which is primarily a residential cul de sac.

The yard is hard surfaced with vehicle standing for approximately 17 vehicles.

GARAGE/STORAGE

An insulated and heated tin unit to the front of the site. Approximate Floor Area 34.7m2.

THE RESIDENTIAL PROPERTY COMPRISES:

2/4 Carnarvon Grove is a traditional detached house converted from a pair of semis.

The accommodation is UPVC double glazed and has two heating systems, one from a Baxi Duotec combination boiler and the other from a multifuel log burner.

GROUND FLOOR

ENTRANCE LOBBY

Leading to



FAMILY ROOM/KITCHEN

22'8" plus bay x 16'4" reducing to 12'11" (6.93 plus bay x 5.0 reducing to 3.94)

Outstandingly well fitted and equipped featuring centre island and a comprehensive range of wall and base cupboards, Flavel 120mm wide range with oven and hob. 3 windows including the bay provide excellent natural lighting.

LOUNGE

21'3" plus recess and bay x 13'1" (6.5 plus recess and bay x 4.0)

Runs from front to rear with double doors opening to the enclosed garden. The solid cottage style internal doors accentuate the appeal.

UNDERSTAIRS STORAGE

2ND ENTRANCE LOBBY

2 STAIRCASES LEAD TO

FIRST FLOOR LANDING

FRONT BEDROOM 1

16'4" x 7'11" (5.0 x 2.42)

With 2 windows.

FRONT BEDROOM 2

16'4" max x 7'10" (5.0 max x 2.41)

Also with 2 windows

REAR BEDROOM 3

11'0" x 9'10" (3.36 x 3.02)

With walk-in wardrobe

SINGLE BEDROOM 4/NURSERY/STUDY

6'1" x 5'9" (1.86 x 1.76)

BATHROOM

9'10" x 9'10" (3.02 x 3.0)

With spa bath and hand shower, vanity basin and wc. Separate hydro massage shower cabin.

OUTSIDE

Front: forecourt garden with wall.

Rear: enclosed garden with large patio, lawn and established borders.

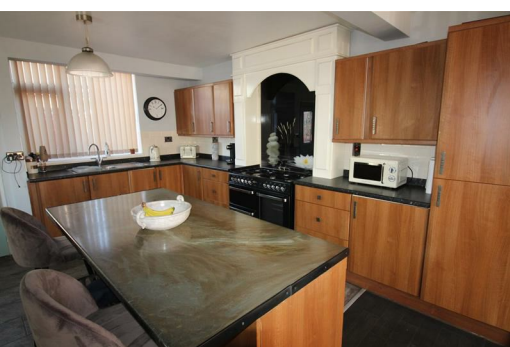
NOTE: hot tub and Summer House excluded.

ACCOUNTS

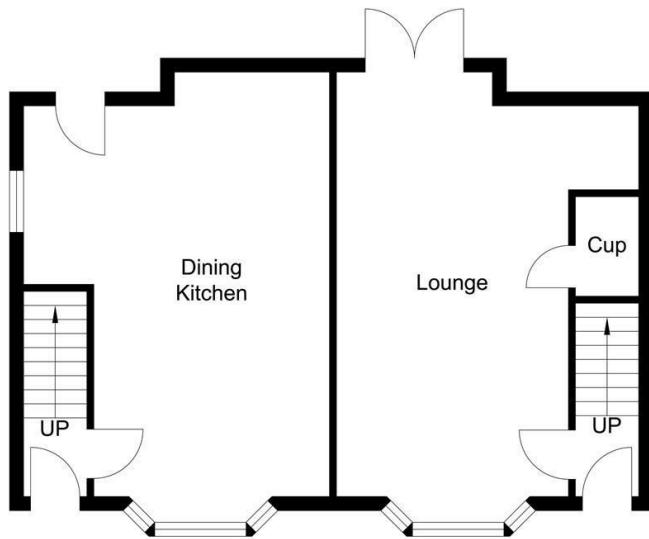
Copies of the last 3 years trading accounts will be made available to bonafide applicants professional advisors upon providing proof of ability to purchase.

The business staffing comprises the owner plus 4 employees.

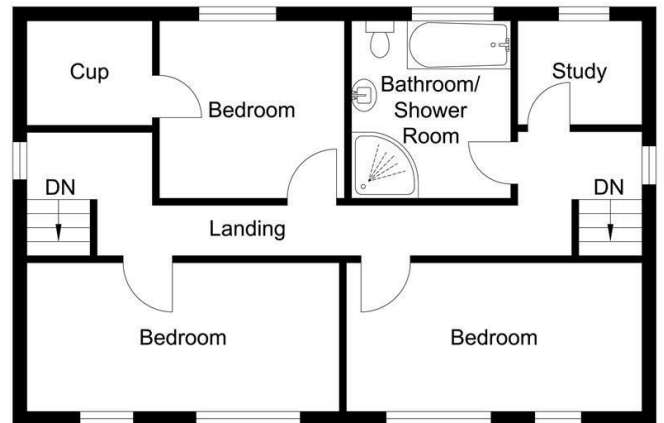
The recorded net profit for the year to July 2021 was just over £60,000.



Carnarvon Grove, Huthwaite



Ground Floor



First Floor

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

