

FREEHOLD FOR SALE

MOT & REPAIR GARAGE



BUSINESS TRANSFER



BLANDFORD MOT & SERVICE CENTRE

BOURNEMOUTH ROAD, CHARLTON MARSHALL, BLANDFORD, DORSET DT11 9NE

SUMMARY >

- RARELY AVAILABLE FREEHOLD GARAGE BUSINESS PROVIDING MOT TESTING, VEHICLE SERVICING AND REPAIRS
- LONG ESTABLISHED BUSINESS - WITH SUBSTANTIAL PASSING TRAFFIC
- INCLUDES CAR RAMPS AND EQUIPMENT TO OPERATE THE GARAGE
- GENUINE REASON FOR SALE



3 Allocated
Parking Spaces



F - 140
EPC Rating



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Location

Prime location on major road with passing trade. Historic Blandford approximately 1 mile. Blandford Camp Military Base approximately 4 miles. Poole approximately 12½ miles.

Accommodation

2,818 sq ft (261.78) Gross Internal Area.

Reception. MOT Garage. Cloakroom. Office. Storage.

Description

Through door into **Reception** with laminated floor, 4 person sofa, 2 person sofa, wall heater, safe, counter, shelving, chair, desk. Door into **Cloakroom** with low level WC, wash hand basin. Through door into **MOT Garage** with MOT bay, plate break tester, shaker plate, ATL MOT bay testing Classes 1, 2, 3, 4 and 7, 2 post ramp (3.5 tonnes), 4 post ramp (3.5 tonnes), wash hand basin. **Cloakroom** with low level WC, shower. **Cloakroom** with low level WC. Door into **Office** with storage. Stairs from Reception up to FIRST FLOOR Storage. OUTSIDE To the front of the property there are 3 car parking spaces and electric roller door into garage.

Trading & Business

The owners inform us that they have operated the business for the past 6 years and it is currently trading under management and is run by the 3 members of staff. This business offers strong foundations for a new owner to develop a thriving business with a hands on approach to business. We have not had sight of accounting information for this business.

Rateable Value

£17,250 at the Uniform Business Rate of 49.9p in the £ for 2024/25. Information taken from the Valuation Office Agency website.

Tenure

FREEHOLD.

Price

£400,000 plus Stock at Valuation to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)

