

Sales Particulars



Vehicle Repair & MOT Station'

Gwent MS 234

Limited Company -Confidential Sale

Price

Business & Property: **£345,000**

Business: A well presented general mechanical and bodywork repair garage with the benefit of an MOT station. The business has recently also been selected to test taxis. The business is well established, having built up a good reputation operating for the last 14 years.

The garage is purpose built although the premises could be suitable for other commercial uses with little alteration and with the benefit of main road frontage.

The ground is held on a long lease and a nominal ground rent is payable. The buildings are fully owned by the selling company.

Operated by the vendor and four full time staff the business is easily managed.

Location: Located on a main road on the outskirts of the town centre.

Financial Details:

Annual Sales: £130,000

Accounts: Will be made available once the business has been viewed.

Premises:

The garage is a portal steel framed fully insulated light industrial unit with an integral office. The workshop is fitted out with 3No vehicle hydraulic lifts, a roller brake tester, compressor, dedicated MOT testing bay with beam tester, emissions tester and all the usual tools of the trade.

To the rear of the main garage building there is a purpose built self contained body repair and spray booth. Around the apron of the building there is space for approx. 40 vehicles

Tenure:

Long Leasehold 40 year remaining

Ground Rent: £5,000 pa

Viewing: This is a confidential sale. Please respect the vendor's wishes. To ensure that your viewing arrangements are trouble free and our client can arrange to have the necessary time to show you around and answer your questions, please telephone this office on 01792 419569 let us know when you would like to visit and we will make the arrangement.



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www.Arrow-Business.co.uk

3 Cross Street Gorseinon Swansea SA4 4BU Tel: 01792 419569

Email: enquiries@arrowproperty.co.uk

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Offers: All offers are for the limited company, long leasehold, goodwill, fixtures and fittings and should be made to this office.

Finance: If you need help or advice please let us know and we will put you in touch with our Finance Department specialising in helping fund purchase of these types of businesses.

Disclaimer: Please Note: The notes contained herein are for the intended general guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any other details are given without responsibility on the part of Arrow Business Sales or their vendor client and any intending purchasers should not rely on them as statements or representatives of facts. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer or otherwise. Arrow Business sales do not make or give any warranty whatsoever in relation to the businesses and/or the property described herein.

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