

# Sales Particulars



## 'Service/MOT Station with Shop & Café

Gwent Ref MS 368



### Price

**Freehold & Business: £375,000**

**Business:** A well established petrol service station with the benefit of an MOT testing station fully equipped with all the necessary testing equipment and computer link. The business also carries out vehicle servicing and repairs and has convenience stores with an off license and a café (presently leased out on a short term lease). The business is run by the vendor, two mechanics and two shop assistants.

The property has been granted outline planning for redevelopment to residential use. The property could suit either a development of 10 flats or 5 houses with garage parking to the ground floor.

**Location:** The property is located in the heart of the town directly opposite a new library and free car park

### Opening Hours:

Monday to Friday 7.30am to 5.30pm  
Saturday 7.30am to 12.00 noon

### Financial Details:

Annual Sales: £500,000

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



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**Premises:**

The premises are built on a triangular shape plot with a frontage of vapprox.50 meters with a maximum length to on side of the triangle of 30 meters. There is ample customer parking.

The property consists of a petrol filling station forecourt with 4 fuel pumps. There are two service bays both fitted with hydraulic lifting ramps. The garage is fully equipped with all the necessary MOT testing requirements (mostly less than two years old) and is connected by computer to the central MOT facility.

The shop has an off license and is equipped with five drinks display chiller cabinets and an ice cream display chest freezer.

The café has thirty covers with some outside seating.

**Accommodation:**

There is an option to purchase the vendor's end of terrace house close by which has three bedrooms, garden, garage and a patio over the garage.

This house is for sale separately for offers around £115,000 freehold

**Viewing:** 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.

**Offers:** All offers are for the freehold, 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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