

COMMERCIAL ESTATE AGENTS and PROPERTY MANAGEMENT

WELL EQUIPPED FREEHOLD GARAGE AND M.O.T. CENTRE FOR SALE

***ALBION GARAGE, 4 ALBION ROAD,
FORDINGBRIDGE. SB6 1EL***

LOCATION

A rare opportunity to purchase a fully equipped and long established garage ideally located in a strong residential area approximately half a mile from the town centre. This is exceptionally convenient for both customers who wish to shop and also for those working within the central part of the town.

DESCRIPTION **Workshop** - approx. 21.05m x 9.39m (69'1" x 30'10") plus additional area 4.54m x 12.39m (14'11" x 40'8"). Total workshop area approx. 253.58m² (2,724 ft²)

In addition there is a reception, office, stores, plus kitchen and toilet facilities.

Mezzanine Storage – approximately 53.02m² (571 ft²)



Workshop Area Approx. 253.58m² (2,724 ft²)

Cont'd

EQUIPMENT	There are 4 vehicle lifts, rolling road, tyre changing and wheel balancing machinery, air bag and air conditioning service equipment plus most other equipment needed for a garage business apart from normal hand tools.
M.O.T.	The proprietor and premises currently trade as a M.O.T. Centre and the bay is an approved OPTL, one person test lane. Subject to approval from the Driver and Vehicles Standards Agency, this provides a superb opportunity to take over an existing customer base.
OUTSIDE	There is ample parking for a number of vehicles at the front of the workshop and with some tandem parking at the side, it is estimated that up to 10 vehicles can be parked on site.
PRICE	£350,000 for the freehold with the trade fixtures, fittings and equipment, also the opportunity to take over the existing M.O.T. business subject to DVSA approval.
RATES	Rateable value - £20,500 (this is not the amount payable).
VIEWING	By appointment only through the agents.



ENERGY PERFORMANCE ASSET RATING: D

