

**GARAGE WITH 3 BED SEMI
WARWICKSHIRE
REF: 9428 CV**



**ASKING PRICE:
FREEHOLD: £350,000 + SAV**

LOCATION

Our client's garage is conveniently located on a main road by a corner and traffic lights in a very busy residential area in the West Midlands.

The site is only a few minutes drive from the M6 motorway and the main road connects to one of the regions main cities.

The city has an excellent shopping centre, it is very multi ethnic and has excellent rail links to the capital and the rest of the country.

THE BUSINESS

Advent Business Sales is pleased to have been instructed to offer to the market this well established garage which has been trading since the 1940's.

The current vendor has been in ownership since 1976 and is reluctantly selling due to retirement plans.

Over the years the garage has built up an enviable reputation for mechanical repair work and also body repairs, giving it a multi faceted trading position.

The majority of its customer base is local to the area.

The garage is approximately 2000 sq ft standing on a 4000 sq ft site with a three bedroom semi detached house at one side. At present both the garage and house are being rented out at £1000 per month.

There is land behind the garage with two additional open fronted buildings and open racking in the area between. The front garage itself is fit for purpose and will hold up to two cars at a time.

This is an ideal business for a multi skilled mechanic who has a family wishing to work from home.

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TRADING HOURS

As required

FINANCIAL INFORMATION

We have been advised by the vendor of the following:

Annual sales: £40,000 - £50,000

Gross Profit:

Accounts will be made available to interested parties after a viewing has taken place.

Please let us know if you require finance for the purchase of a business.



BUSINESS PREMISES

The site has a semi detached house to the left hand side with the garage on the right and briefly comprises of:

Ground Floor

- Entrance from roadway central to the plot and opens out to a garden area in front of the house with a sizeable forecourt in front of the garage
- Passageway between house and garage leading to garden area at the rear of house
- The garage has doors at front and rear of building. Rear of garage leads into storage racks and to a rear large dry store building
- Second open fronted structure to the left hand side
- The house has front door to right hand and back door off the dividing passageway into the kitchen area
- Front door leads to lobby
- Second doorway to hall
- Lounge – which is a through room ending with French windows leading onto garden area
- Fully fitted kitchen

First Floor

- One single bedroom
- Two double bedrooms
- Bathroom with separate bath and shower

External

- The property is paved to roadway

TENURE: Freehold

We are advised that the annual business rates are currently: £1,500

LEGAL COSTS:

Each party is responsible for their own legal costs.



VIEWING:

By appointment with the agent only