

BUSINESS FOR SALE

CLOVER LEAF GARAGE
297 SQUIRES GATE LANE
SOUTH SHORE
BLACKPOOL
FY4 3RF

- ESTABLISHED BUSINESS
- FULLY EQUIPPED
- MAIN ROAD POSITION
- EASILY ACCESSIBLE FOR BLACKPOOL AND ST ANNES
- ACCOUNTS AVAILABLE AFTER VIEWING
- VIEWING RECOMMENDED

INGOING PRICE: £99,950 + SAV

RENT: £15,600 PER ANNUM



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SQUIRES GATE LANE BLACKPOOL

LOCATION

On the Northerly frontage of Squires Gate Lane at South Shore opposite Blackpool Business Park easily accessible for South Blackpool and St Annes.

DESCRIPTION

An old established garage business located in a main road position on Squire Gate Lane at South Shore. The leasehold premises provides a workshop & MOT bay plus 2 tyre stores & 2 offices, total area approximately 260sqm (2,800 sqft). Forecourt with in and out access and parking for 6 cars plus a covered tyre bay. Substantial turnover and profits produced. Viewing recommended. Original 7 year lease from 2012, rent £300 per week (£15,600 pa).

ACCOMMODATION

GROUND FLOOR: Workshop with bay 3.6m x 5.2m; main workshop and MOT area 11m x 9m; additional workshop area 4.5m x 8.2m with lean to tyre store 5.2m x 8.2m; sectional concrete tyre store 4.8m x 4.8m; office & reception 2.7m x 9m;

FIRST FLOOR: Office 5.2m x 3.7m; wc;

EXTERIOR: Drive in and out forecourt, parking 6 cars plus covered tyre bay.

SERVICES

3 Phase electric and water services connected.

BUSINESS RATES

Rateable Value: £7,300

BUSINESS

The business operates Monday to Friday 8am to 5.30pm and Saturday 8am to 1pm. Staff: Owner plus 2 full time mechanics. The business is fully equipped and a full inventory will be prepared by Kays prior to exchange of contracts. The garage provides MOT, services, repairs and tyres with extracts from the vendor accounts (2016) confirming turnover levels in excess of £245,000 with a 48% gross margin after wages have been paid. Substantial net profits. Full accounts will be made available to interested parties after viewing.

TENURE

Leasehold. Original 7 year lease from 2012, rent £300 per week (£15,600 pa), Internal Repairing Term.

EPC

TBC

VAT

All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

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