

FOR SALE

Class 4 MOT Station & Car Repairs/Service Business York



■ Well located business opportunity ■ Great potential to increase turnover ■ Over 30 years in current ownership

FOR SALE



Class 4 MOT Station & Car Repairs/Service Business - York

LOCATION

Reluctantly offered for sale due to the retirement of the present owners, this opportunity is a well located car repair, servicing and MOT business, situated near the centre of York.

PREMISES

Occupying an extremely well equipped workshop, this is an ideal opportunity to acquire a Class 4 MOT station, providing servicing and vehicle repairs to a well-established client base, built up over 30 plus years of trading.

BUSINESS / PRICE

GALLERY

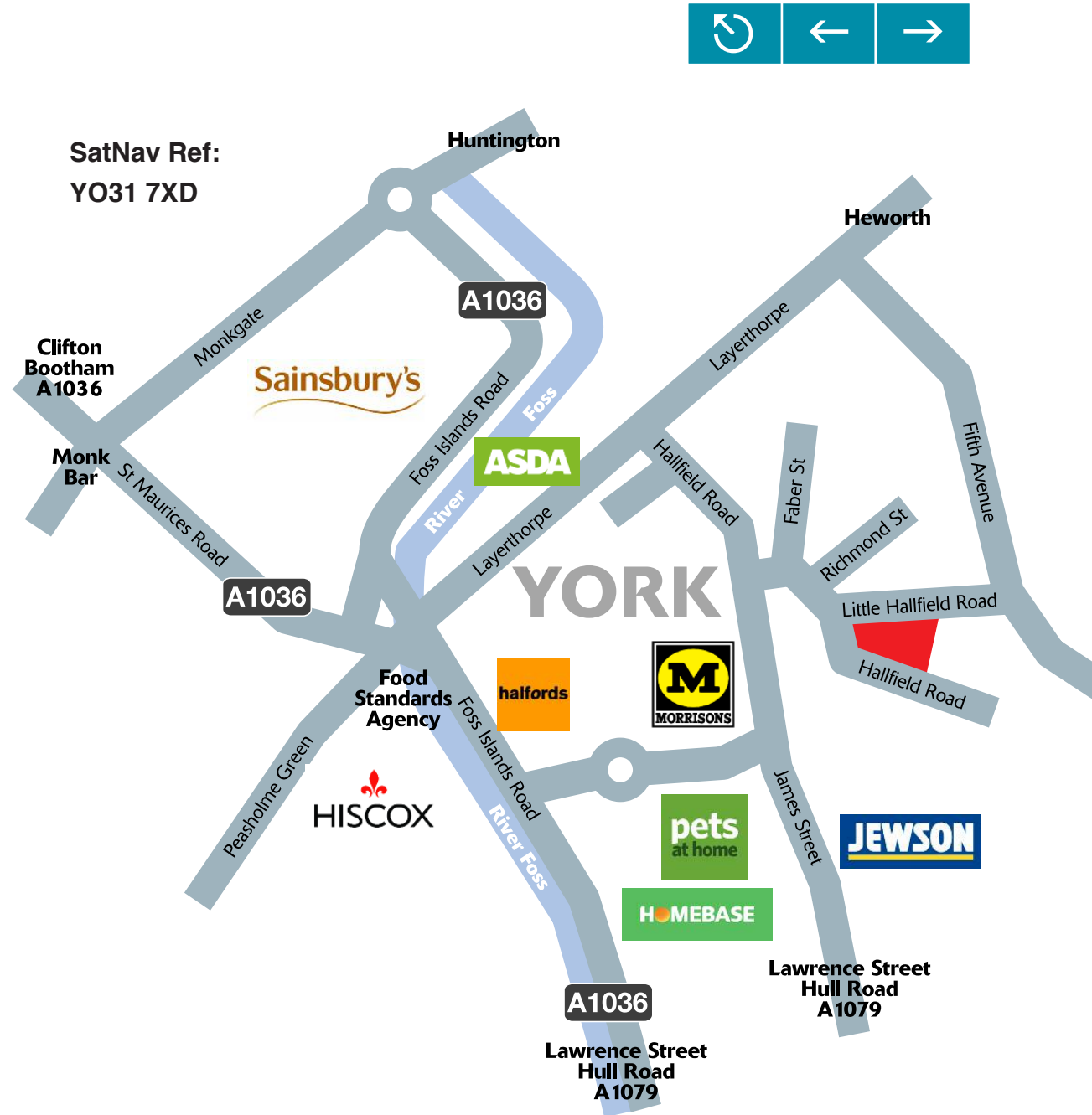
Currently undertaking between 10 and 15 MOT's per week without any formal marketing, there is real potential to improve turnover and profits.

CONTACT

LOCATION

The Garage is situated at the junction of Hallfield Road and Little Hallfield Road, close to James Street approximately 0.6 mile to the east of York city centre. It is therefore readily accessible to Lawrence Street/Hull Road (A1079) and to the inner ring road (A1036).

The James Street/Hallfield Road area is a well-established business location, which has been much improved following the development of Foss Islands Retail Park and the James Street Link Road. The area has seen further recent development including the soon to be completed HISCOX office building.



PREMISES



The premises comprise a main workshop building of concrete portal frame construction with brick and blockwork elevations and asbestos cement sheet roofing. It has been subsequently extended to the rear and side with steel framed additions, again in brick and blockwork with mono-pitched roofing of profile metal sheet panels.

The building has a concrete floor throughout the main workshop, and two 4 post ramps and two 2 post ramps plus diagnostic and testing equipment, together with exhaust extraction system. Immediately adjacent to the main workshop are a staff office, general store, MOT waiting area and staff toilets.

To the rear is a further bay accessed from both the main workshop and via a side yard. There is also a paint store and a Burntwood spray booth, and the paint oven is heated by oil supplied from a small external oil tank.

The main workshop has high bay sodium lighting with fluorescent lighting to the other bays, and heating is provided by overhead Ambirad gas heaters. The property benefits from a 3 phase electricity supply, gas supply, as well as mains water and drainage.

Access to the main workshop is via a metal concertina door to the front elevation, with roller shutter doors to the rear bay and extension. These areas are accessed via a concrete surfaced side yard from a private road which serves the adjacent property.

To the front of the property is a small forecourt area used for parking cars.

The property provides the following approximate gross internal floor areas:-

LOCATION	USE	AREA SQ Ft	AREA SQ M
Main Building	Workshop/Offices/Storage	3,124	290.26
Rear Bay	Workshop/Storage	845	78.54
Side Extension	Paint Store/Spray Booth	515	47.88
TOTAL ACCOMMODATION		4,484	416.68

The main building includes offices of 213 sq ft (19.83 sq m).

Trade

Accounts supplied by the owner show a turnover of £248,173 for the year ended 30 June 2014, with a gross profit of £91,366. Approximately 18% of the turnover is attributable to MOT's and 82% to vehicle repairs and servicing.

Staff

There are 2 full time mechanics and 1 part time clerical/reception assistant employed by the business. These roles are to be transferred to the buyer under TUPE regulations.

Hours of Business

Monday to Friday	08:30 – 17:30
Saturdays	08:30 – 12:30
Sunday	Closed

Business Rates

We are advised that the rateable value of the premises is £21,000, with rates payable for 2015/16 of £8853.

Tenure

A new full repairing and insuring lease is to be granted for a term of years to be agreed, at a commencing rental of £26,000 per annum. Alternatively the freehold may be available to purchase, please contact the agents for further details.

Energy Performance Certificate

An energy performance certificate has been commissioned and is available to interested parties.

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This is how energy efficient the building is.

Legal Fees

Each party are to be responsible for the own legal costs in connection with sale of the business. The buyer will be expected to share the legal costs incurred by the landlord in the preparation of a new lease on a 50/50 basis.

Price

The goodwill, fixtures and fittings are offered for sale at £80,000 plus stock at valuation.

VAT

All reference to price, premium or rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received by Flanagan James will be deemed exclusive of VAT.

GALLERY



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CAUTION
TEST AREA



WAITING AREA

BEARBRU

MAX LOAD 3 TONNES

GALLERY



GALLERY



CONTACT



Further information is available from Richard Flanagan of Flanagan James on (01904) 409590. Viewings are strictly by prior arrangement and under no circumstances should interested parties contact the buyer direct or approach staff at the premises.



Richard Flanagan

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