

FOR SALE

Long Established Car Repair / MOT Centre

at

**Motorservices
Beaulieu Road
Christchurch
BH23 2EA**

- ◆ Excellent location immediately off Barrack Road (A35) one of the conurbations busiest thoroughfares
- ◆ Business established in 1987
- ◆ Forecourt parking for 8 cars
- ◆ Well maintained 2,600 sq ft unit
- ◆ Fully equipped
- ◆ Profitable business
- ◆ Price £549,950 Freehold
- ◆ Viewing recommended



Genuine
Retirement
Sale



LOCATION

The property is situated in a good location immediately off Barrack Road (A35) which is one of the busiest roads in the BCP conurbation, providing the main arterial route to Bournemouth and Poole. There is a good mix of other commercial occupiers in the vicinity including a car wash opposite, car sales adjacent, One stop convenience store and a large number of established local businesses.

The densely populated areas of Christchurch, Tuckton, Southbourne, Boscombe and north Bournemouth are all within easy access and provide a substantial customer base within a 2 miles radius as well as the remainder of the conurbation and the New Forest.

THE BUSINESS

Established in 1987 the services offered include MOT testing, car repairs, servicing, tyres and diagnostics

ACCOUNTS

Accounts will be made available to genuine interested parties.

STAFF

3 staff to remain

ACCOMMODATION

Forecourt

Providing off road parking for 8 vehicles.

Cloakroom / WC

Workshop

Approximately 2,400 sq ft with good eaves height and 3 phase electricity supply

Attributes include:

- * New electric steel roller shutter door and good eaves height
- * Bunded tank for waste oil
- * Fully equipped MOT bay and 1x 4 post ramp / 2 x 3 post ramps
- * Purpose built work benches and compressor
- * Tyre changing facilities with wheel balancer / 4 alignment gauges
- * Heavy duty engine hoist
- * 50 tonne press
- * Diagnostic machines
- * Good natural light plus low energy costs
- * Storage areas and private office
- * Kitchenette with hot water and cooking facilities

PRICE

£549,950 for the freehold of the property, goodwill, fixtures, fittings, equipment and SAV.

BUSINESS RATES (source: www.voa.gov.uk)

Rateable value - £16,750 (1 April 2023)

ENERGY PERFORMANCE CERTIFICATE

Commissioned

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through sole agents:-



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