

Mannor Garage

Ref No: 4032

1, 2 & 4 Station Yard Business Park, Teignmouth, Devon, TQ14 8QJ



Profitable Garage and MOT Business - For Sale Due to Retirement

Strong Business, Excellent Reputation, Customer Base and Central Location within Teignmouth

Two Industrial Units Totalling 325m² (3,500 sq ft) with a Total of 18 Car Parking Spaces

A Rare Opportunity Not to be Missed

For Sale on New Commercial Leases (Long Leasehold Interest Available)

Offers in the Region of £150,000 Leasehold

Interested in this property?

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THE BUSINESS

Mannor Garage has been owned by our clients and successfully operated for over 20 years and is now offered for sale due to their planned retirement.

The business is one of Teignmouth's largest leading independent garages, providing high quality services for vehicles of all makes and models plus MOT testing. Through good service, efficiency and convenience of location, the business has built up a large and very loyal customer base. The business is currently operated by the owners with a team of four members of staff.

LOCATION

One of the key attributes to the success of the business is its unrivalled and convenient location in the heart of Teignmouth, close to both the town centre and the railway station, making it easy for customers to access and leave their vehicles.

Station Yard Business Park is located just off Lower Brimley Road, behind Teignmouth's railway station (which can be accessed on foot from the garage) the estate is a small development of 7 similar industrial units with ample parking.

Mannor Garage itself operates from Units 1 and 2 combined and unit 4 - which accommodates the MOT test lane.

The accommodation briefly comprises:-

UNIT 1 & 2

51' 7" x 44' 11" (15.72m x 13.7m)

Access via 2 x **ROLLER SHUTTER ENTRANCE DOORS** each measuring 8' 10" x 11' 0" (2.7m x 3.35m).

The unit has a **MAXIMUM HEIGHT** of 15' 1" (4.6m).

Internally, the unit is partitioned to provide:-

RECEPTION OFFICE

12' 10" x 8' 3" (3.9m x 2.52m)

SECOND OFFICE

12' 10" x 8' 10" (3.91m x 2.68m)

WC & STORE

UNIT 4

49' 10" x 23' 3" (15.18m x 7.08m)

WC

Accessed via **ROLLER SHUTTER DOOR** 8' 10" x 11' 0" (2.7m x 3.35m)

The unit has a **MAXIMUM HEIGHT** of 15' 1" (4.59m)

Both units have Three Phase electricity and gas supply. Heating to unit 1 is via a blown air system and to unit 4 is via a new gas combi boiler.

OUTSIDE

In total, across the two units the business has demised parking for approximately 18 vehicles.

EQUIPMENT

Included within the sale of the business is 1 x two post lift, 2 tecaletit powered four post lifts.

The MOT test bay is equipped with a fully automated one person test lane. (Boston rolling road and Boston and crypton MOT testing equipment).

Other equipment includes up to date diagnostic equipment, 2 x tyre fitting machines, 2 x wheel balancers, air conditioning machine plus an extensive inventory of tools and equipment. The business also owns 2 x courtesy cars.

THE BUSINESS

The business has been successfully operated showing a steady turnover and strong net profits. Trading accounts information will be shared with bona fide interested parties following a formal viewing of the property.

The business is operated using the management system: Auto Work online. The extensive database of customers therein will be passed to the purchasers of the business.

TENURE

The business is available by way of 2 new Full Repairing and Insuring leases, exact lease terms and lease length to be agreed.

RENTS

Unit 1 & 2	£18,500 per annum.
Unit 4	£8,850 per annum.

Alternatively, our clients would consider a sale of their effective freehold ownership of the units. Interested parties are advised to make enquiry.

BUSINESS RATES

The units have the following Rateable Values:-

Unit 1 & 2 - £9,100.
Unit 4 - £4,900. (TBC)

Please note this is not Rates Payable. Interested parties are advised to make enquiries as to the exact estimate Rates Payable in their own occupation with the Local Billing Authority, Teignbridge Council.

EPC'S - TBC

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VIEWING

Viewing is strictly by prior appointment with the Sole Agents, Bettesworths. Interested parties are requested to be respectful to the in going business, the owners, staff and clients. Tel. 01803 212021.



www.bettesworths.co.uk
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IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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