

**Topham
Larard**

COMMERCIAL

**Chartered Surveyors, Valuers,
Commercial Property Consultants
and Management Agents**

FOR SALE
Freehold Business
Long Established Motor Vehicle Workshop
with MOT Facilities



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Hull
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Topham Larard Commercial is a trading name of Larards Commercial Ltd
Co Reg No 4687902 England



Location

The property is located fronting the northern side of Perth Street West close to its junction with National Avenue in a long established commercial area however a short distance from Chanterlands Avenue which is a heavily populated western part of the City. National Avenue and Perth Street West together with Perth Street link through from Chanterlands Avenue to Bricknell Avenue. The subject premises are directly adjacent to the Big Fun play centre and opposite the former Ideal Standard office complex with other modern units and a golf driving range a short distance away. Located to the east is Perth Street with other adjacent streets leading off Chanterlands Avenue the majority of which having terraced housing. The premises therefore are ideally located being accessible from the industrial estate but also from a heavily populated western part of the City.

Description

The property comprises a brick built workshop with a steel trussed roof covered with insulated cladding and incorporating translucent panels. The premises have steel profile cladding to the front and western elevation. The premises have access gates to Perth Street West into a concreted front vehicle parking/forecourt area. The workshop has two vehicle access doors to the front providing access to a mainly open plan workshop which has a concrete floor and fluorescent lighting. To one side an area has been divided off to create a reception area with store room and wc facilities. A staircase leads to the first floor where there is further office accommodation plus a kitchen and office with velux style windows to the roof.

The warehouse benefits from three service ramps and an MOT facility including steel lined MOT pit which has access steps and lighting.

Accommodation

Main Workshop	194.28 sq m	(2,091 sq ft)
Side Workshop	49.61 sq m	(543 sq ft)
Store	11.10 sq m	(125 sq ft)
Kitchen	2.58 sq m	(57 sq ft)
Office and WC	26.28 sq m	(283 sq ft)

First Floor

Office	27.31 sq m	(294 sq ft)
Kitchen	6.50 sq m	(70 sq ft)

Business

The premises have operated as a motor vehicle repair workshop with VOSA MOT licence for approximately thirty seven years. The workshop is fitted out with three service ramps, a mid bay ramp, tyre machine and balancing machine. The offices have gas central heating to panel radiators.



The VOSA licence for MOT includes:-

- Class 1 & 2 Motorbike
- Class 4 Car
- Class 5 Mini Buses
- Class 7 Vans

The business is presently owner operated with two members of staff and impending retirement is the reason for sale.

Tenure

The premises are offered freehold with vacant possession together with the trading business.

EPC

An EPC will be provided on request.

Business Rates

Our enquiries indicate the premises are listed as follows:-

Garage and Premises Rateable Value £9,700

As the premises have a ratable value under £12,000 they would qualify for business rates relief. This would mean a qualifying occupier would be exempt from the payment of business rates.

VAT

The above amounts have been quoted exclusive of VAT and the incidence thereof has not been taken into account.

Price

The premises comprise a fully fitted motor vehicle repair workshop business with VOSA licence and long established client base and are being offered for sale as a freehold going concern with offers considered in the region of **£450,000**.

Viewings

Strictly by appointment with the sole Agent:

Topham Larard Commercial

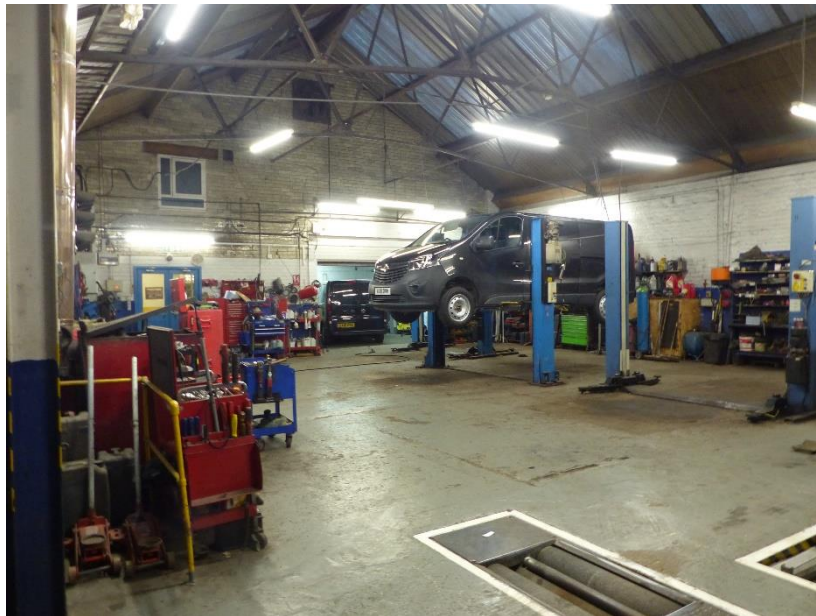
The Old Hayloft

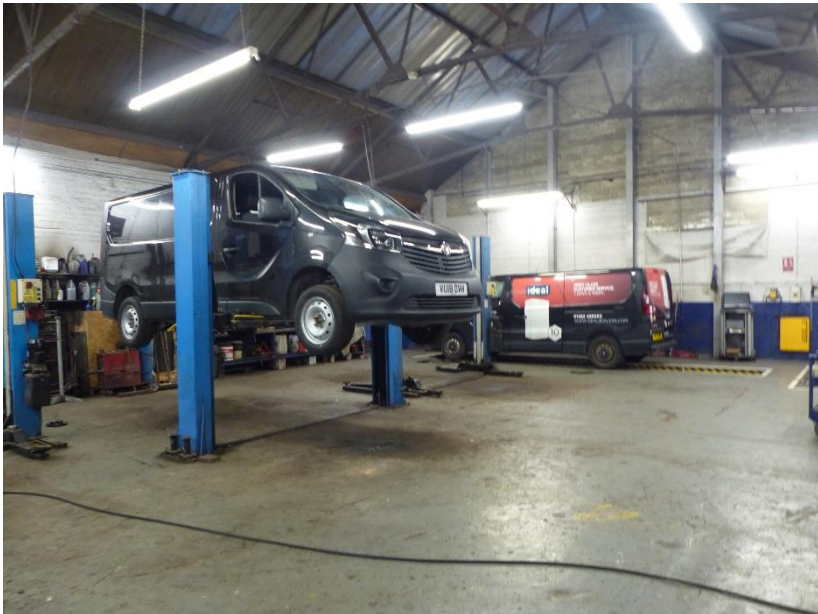
4A Lord Roberts Road

Beverley

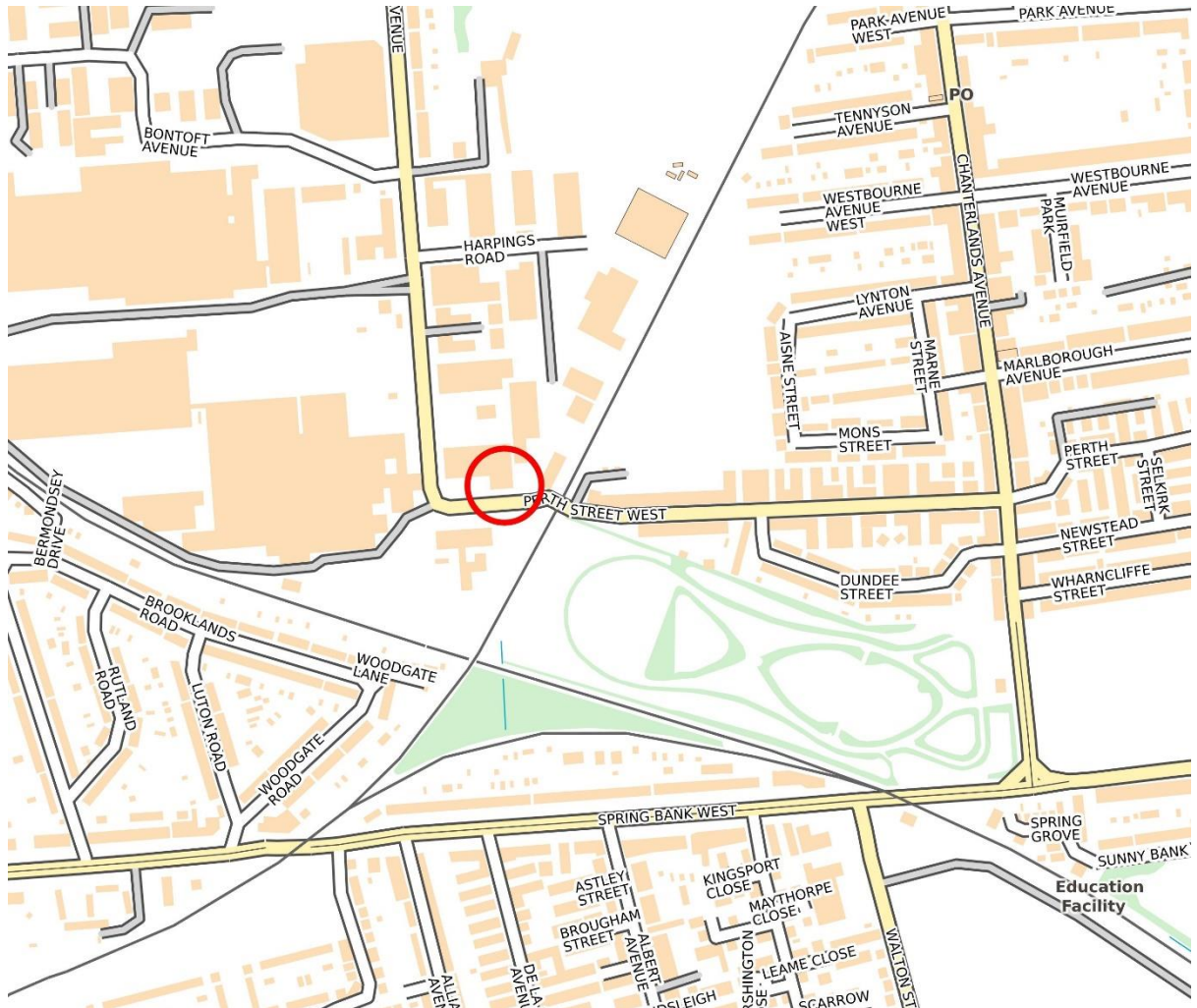
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