



GARAGE PREMISES, STATION ROAD, LIFTON, PL16 0AN

A purpose built (1979) garage and workshop. The main workshop is cavity block, insulated and has a central eaves height of 4.75m. Also, a store room, office / wc and parking to the side and front of the building plus an area adjacent to the garage for overflow.

- PURPOSE BUILT (1979) REPAIR GARAGE AND WORKSHOP
- 957 SQ M (1040 SQ FT) WORKSHOP AND 44.1 SQ M (474 SQ FT) BODYSHOP
- OPTIONAL GARAGE EQUIPMENT
- BUSY LOCATION
- EPC - D83

OIE £175,000 FREEHOLD



LOCATION:

Tinhay is located adjacent to the historic village of Lifton in West Devon, which has a number of period properties, shops, hospitality and schooling and is widely regarded as a desirable location in which to live and work.

The village services a wide predominantly rural / agricultural area and is close to the A30 connecting Devon and Cornwall.

DESCRIPTION:

A purpose built (1979) very well equipped garage and workshop. The main workshop is cavity block (insulated) and has a central eaves height of 4.75m. Also, a store room, office / wc and parking to the side and front of the building plus an area adjacent to the garage for overflow.

SCHEDULE OF ACCOMMODATION & EQUIPMENT

Main Workshop : 12.25m x 7.89m, 3 wide opening doors on sliding / folding mechanisms, concrete floor which is part has a 'cut away', a covered hole for a brake testing machine. Insulated metal roof, good eaves height and natural / strip lighting. Principal equipment to include: metal work bench; Rotary ramp (5.5t) includes an air jack; cabinet; tyre bead sealing machine; Sealey air spring caged compressor; transmission jack; 5 foot work stand; bench and vice; heater / blower; gearbox oil pump; Superstart 620 battery charger; Rotary (4t) ramp Wheel Master tyre changer; Bendpak (4t) ramp; cabinet.

NB : Equipment by negotiation if required.

Bodyshop (former car show area): 9.63m x 4.58m, concrete floor, single block, metal roof. opening doors to front. Sealey press; jack; engine lift; 2 work benches.



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SERVICE CHARGE:

Not applicable. A small rental is paid for storage of a waste bin on the side.

TENURE

FREEHOLD

SERVICES:

Advised mains water, drainage and three phase electricity supply, no gas. Interested parties to make own enquiries.

LEGAL COSTS:

Each party to bear their own costs in regards to the transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £5,900 To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (83).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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