

Tel: 01432 267213

FOR SALE

**KILCOT GARAGE
NEWENT
GLOUCESTERSHIRE**



A BUSY LOCAL MOTOR CAR BUSINESS FOR SALE AS A GOING CONCERN: 3,350 SQ.FT OF VEHICLE WORKSHOPS AND PLANNING CONSENT TO SELL UP TO SEVEN VEHICLES ON THE FORECOURT IN A VERY BUSY LOCATION BETWEEN ROSS-ON-WYE AND NEWENT, GLOS.

ACCOMMODATION:

GUIDE PRICE £189,950



SITUATION

Kilcot a hamlet situated two miles west of Newent, in the County of Gloucestershire and 7 miles from Ross-on-Wye with access to the M50 at Junction 3 close by and within 11 miles of Gloucester Tewkesbury 22 miles; Ledbury 14 miles; Hereford 21 miles. The garage fronts the B4221 leading to Upton Bishop. A very short distance away is the B4222 to Mitcheldean, Lea and Aston Ingham.

DESCRIPTION

Kilcot Garage is currently run by Mr Dennis Morris, son of the late Mr. Stephen Henry Glyn Morris who started the garage business in 1966 primarily carrying out service and repair of vehicles in the community for the last 47 years and now due to ill health the garage is for sale as a going concern. The garage has great potential and is well constructed for its purpose providing 311 sq.m (3350 sq.ft) of vehicle servicing areas and a large side forecourt with planning consent for selling cars. The garage is well known locally for undertaking MOT's and has an excellent local reputation.

The building is thought to have been re-built in 1946 and consists of brick vertical piers along the eight bay frontage with fixed glazing above solid brickwork. Originally there was an indoor car showroom with sliding doors onto the frontage, which have now been replaced by brick. There are fixed windows the length of the building from head height, set in timber frames providing natural light to the service bay areas in the workshop. The pitched roof is held in position by lightweight timber frames resting on the brick piers. The roof is the original profile steel roof with profile verges and box guttering. There is a roller shutter door in the forecourt gable providing access to the workshop with pedestrian doors to the MOT Waiting room from the roadside front. There is a side extension and courtyard which meets the well defined rear boundary consisting of store rooms, a WC and an office. The existing layout includes an underused courtyard which could provide further office rooms or stores if incorporated with the two existing offices and stores. There is an area of first floor storage above the MOT waiting room and offices used for parts storage.

THE SITE

The site is level and has a frontage of 46.7m to the highway & a depth of circa 14.5m (677 sq.m) which is about 0.15 acre or 7286 sq.ft. The rear boundary is well screened and defined by a raised wall and close boarded fence screening gardens and beyond to some residential properties. Immediately to the south of the workshop and forecourt, the site benefits from excellent road visibility sharing its entrance with another roadside retail use, also well set back from the highway providing extensive parking and good turning area.

INTERNAL ACCOMODATION

MOT WAITING ROOM	13'7" x 8'8" (4.15m x 2.66m)
PARTS ROOM	18'9" x 10'9" (5.72m x 3.30m)
MOT COMPUTER ROOM	6'5" x 16' (1.98m x 4.89m)
OFFICE AREA	7' x 10'10" (2.14m x 3.31m)

REAR SPARES ROOM 19'3" x 7'7" (5.88m x 2.32m)

MAIN WORKSHOP 25' 6" x 71' (7.78m x 21.65m)

Concrete flooring, with ramps and MOT equipment. With Belfast sink and an immersion hot water cylinder at high level. Close boarded ceiling open to the eaves with fluorescent strip lighting, steel roller shutter door and access into the side garage area and parts rooms.

SIDE REPAIR GARAGE 31'3" x 13'5" (9.55m x 4.11m)

Double steel doors onto the forecourt, concrete floor.

EXTERNALLY ACCESSED WC 4'7" x 5'3" (1.4m x 1.6m)

MEZZANINE FLOOR AREA 15'11" x 19'1" (4.87m x 5.84m)

Steep stairs to first floor eaves storage.

BUSINESS POTENTIAL

The property has a frontage of 47 metres with excellent road access which with some restoration would suit other garage sales including exhausts systems, alloys, tyre fitting and accessories as well as Planning to sell up to seven cars from the forecourt.

UNDER GROUND FUEL TANKS

The property was once used by National Benzol to distribute small quantities of petrol. The garage ceased selling petrol in 1970 Since then the garage has concentrated on vehicle MOT's and repairs. There were five underground 300 gallon tanks that have been filled with sand and concreted in for the last 47 years. The pumps were situated at the front of the property as the petrol serving forecourt.

SERVICES

In 1995 a new private drainage facility was installed inside the boundary on the forecourt. There is mains electricity, and mains water.

GARAGE EQUIPMENT

The vendor will provide the purchaser with an inventory of equipment used and to be left with the garage:

A Class 4 MOT equipment ramp with computers and printers for certificates; one double post ramp and a single post ramp; a metal press; a compressor; three box lights hanging from the eaves.

BUSINESS RATES

The property address is Kilcot Garage, Kilcot, Newent Glos GL18 1NN and the description is Vehicle repair workshops and premises. The Rateable Value is £6500 and the amount payable currently is charged via Forest of Dean District Council. The current amount payable is £3003:00 per annum. However, if the new business occupier were to qualify for Small Business Rate Relief, the sum would be reduced to a total of £250.25 per annum. Interested Parties should make their own enquiries from Forest of Dean District Council - 01531 821222 or 01594 810000.

ACCOUNTS

The last three years of accounts are available on request from the agents and the vendor is able to give a full account of the garage on receipt of written offers.

VIEWING

Viewings are strictly by appointment through Arkwright Owens Chartered Surveyors, acting as sole agents with sole selling rights- Telephone (01432) 267213 or Julian Owens (07855) 744821

AGENTS NOTE

Arkwright Owens has not tested apparatus, equipment, fittings, or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. The photograph may have been taken with the use of a wide-angle or zoom lens. All room sizes are approximate and if measured into a recess then this is indicated. The property is sold in the foregoing particulars. Any item not mentioned herein is specifically excluded. **GL18 1NN** JTJO/ 09July 2013.