

PETER E GILKES & COMPANY

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FOR SALE

**PREMISES AND BUSINESS
HARDING STREET GARAGE
HARDING STREET
ADLINGTON
CHORLEY
PR6 9LU**



Price: £170,000

- Conveniently positioned premises and business
- Business established over 30 years
- Offered for sale as a going concern pending retirement
- 140 sq m (1120 sq ft) in total

Peter E Gilkes & Company 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 guide only and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes & Company has any authority to make or give any representation or warranty whatsoever in relation to this property.



CHARTERED SURVEYORS

PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS

Description: The premises occupy a convenient, easily accessible position across from the public car park in the centre of the large thriving settlement of Adlington.

The building and the business which has been established and operated by the current proprietor is offered due to intended retirement.

Building which is of substantial construction has been improved and upgraded in recent years to include re-roofing with insulated profile metal sheets and repointed.

Accommodation:
(all sizes are approx)

Ground Floor

Workshop 13.5m x 6.2m (44'3 x 20'4) (max)
with toilet positioned off

Store/Stock Room 5.7m x 3.7m (18'8 x 12')

First Floor

Office/Store Room 4.7m x 3.7m (15'6 x 12'3)

Location: Harding Street is situated off Chorley Road just north of the traffic lights-controlled crossroad at the centre of the village.

Tenure: It is understood the site is Leasehold for a term of 999 years from 1884, subject to a nominal ground rent of £1.50 per annum, which has not been collected for many decades.

Services: Mains electricity with water supplies laid on, gas is available and drainage is to the main sewer.

Business: The annual turnover is in the order of £160,000 per annum.

Audited accounts are available but in order to maintain confidentiality these can only be supplied to accountants or financial advisers of bonafide interested parties.

Equipment: Included in the sale are: -

4 post ramp
2 post ramp
Compressor,
Tyre machine and balancer
Bearing press
Gas and electric welders
Scanner
Computer and printer

EPC: An EPC Certificate is available on request.

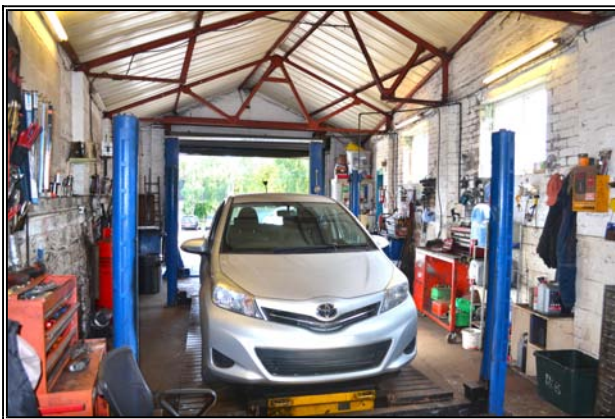
Assessment: The premises are described as 'Garage and Premises' and assessed at a Rateable Value of £5,600 per annum. Small Business Rate Relief should be available, but interested parties are advised to make their own enquiries.

To View:

Strictly by appointment with the agents with whom all negotiations should be conducted.

Note:

All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system, fitted fires, and other appliances and fittings where applicable.



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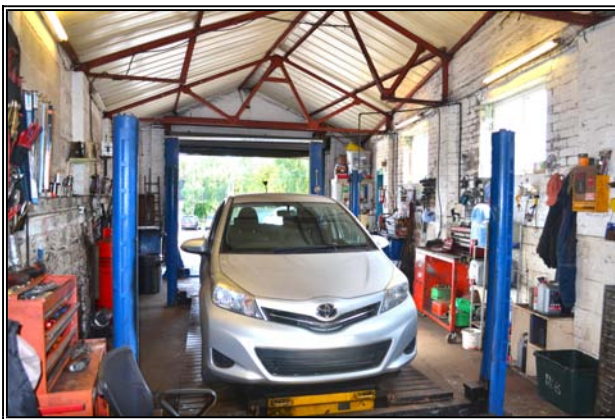
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