



Freehold motor mechanical garage and MOT Testing Centre. Net internal area 3620 sq ft 336.37m2  
Wrights Lane Garage, Torquay, Devon , TQ1 4HN  
Guide Price £410,000

**WAYCOTTS**  
Established 1878

# Wrights Lane Garage, Torquay, Devon, TQ1 4HN    Guide Price £410,000 F/H

## Situation & Description

Located in Wrights lane, a mixed commercial and residential area of Torquay. Easy access to the town centre and trunk roads within the town.

Established by our clients over 40 years ago this family run business is for sale due to retirement.

This well established and trusted motor mechanical garage has the added benefit of an MOT testing facility. Year on year the business has produced healthy turn over and net profits.

## Premises

Roller entrance door 4.18m High x 5.23m wide with hard standing to road frontage.

Garage Work shop 20.31m x 10.22m max

Sizeable workshop with office and storerooms to one corner.

Workshop comprises MOT testing area with rolling road and testing equipment.

2 x 3 tonnes 4 post car hoists.

2 x 2.5 tonnes 2 post car hoists.

Compressor airlines, 3 phase electrical supply.

Pitched roof with apex 6.77m high and windows to three sides.

Compressor room / Store 6.71m x 1.83m

Store room 2.39m x 1.28m

Secondary Workshop 11.65m x 3.58m at widest point.

Roller entrance door 2.88m high X 3.52m wide

Connecting door and steps to main garage workshop, further door to storeroom. light and power.

Storeroom 10.50m x 3.02m narrowing to 1.69m Irregular shaped room.

Light and power pedestrian door to side of property, window.

Office building

Comprising: Main office 4.58m x 3.17m

Ladies and gents toilets.

Stairs to first floor store rooms.

Room 1 4.62m x 3.26m

Room 2 4.28m x 2.45m

## Staff

The business is presently run by the owners with the assistance of one full time member of staff.

## Services

We have not carried out any tests on the services and are therefore unable to comment on their condition or adequacy.

## EPC - E

**Business Rates** £12,000 as of 1<sup>st</sup> April 2017

## VAT

All figures quoted are exclusive of VAT whether chargeable or not. Interested parties are recommended to establish VAT implications before entering into any agreement.

## Legal Costs

Each party to be responsible for their own legal costs incurred.

## Viewing

Viewing by appointment only please WAYCOTTS COMMERCIAL 01803 403060

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances.

