



Call us on 01253 623486
or Fax: 01253 752068
Email info@kaysestates.co.uk
Web www.kaysestates.co.uk

COMMERCIAL ESTATE AGENTS

227/229 Church Street, Blackpool, FY1 3PB

Specialists for over 50 years in the sale and valuation of businesses, hotels and all types of commercial properties.

NB: The particulars set out in these details do not form part of an offer of contract. Any intending tenant/purchaser must satisfy self by inspection or otherwise as to their accuracy. Neither Kays nor the vendor has any authority to make or give any representation or warranty in relation to this property.



Garage & MOT Station

Reference: 010338

Leasehold Price: £155,000 + SAV

Tenure Type: Leasehold

DESCRIPTION: Distinctive 2 storey Garage and MOT Station situated in the busy all year-round trading location of Dickson Road in North Shore Blackpool. The highly profitable fully equipped business has been established for approximately 14 years and is being offered for sale due to the owner's retirement. In addition to the MOT Testing Station the Garage services and repairs motor vehicles and is also a certified AA Garage. Viewing is recommended.

Ground Floor: (approx. 2,167sq. ft.) Main entrance via 2 electronic shutters leading to: Reception area which has waiting room for customers and an office area; Main workshop which is fully

equipped with MOT bay, 3 ramps and a range of equipment including, Tyre machines, Air con machine, 4-wheel Alignment Laser equipment, Air compressor, Forte DPF power cleaning machine and Brake Skimming Lathe; Toilet

First floor: (approx. 2,167 sq. ft.) Open plan Storage areas with racking, storing a range of tyres; Office; Kitchen/Staffroom; Toilet; Laundry room;

EXTERIOR: Front parking area for a number of vehicles, rear exit which is protected by electric shutters.

SERVICES: The property is protected by electric steel shutters to the front and rear. 3 Phase electricity is installed.

HOURS: Monday to Friday 9am - 5.30pm. Saturday 9am to 4.30pm

ACCOUNTS: On application. The turnover is in excess of £250,000 pa

TENURE: Leasehold. New flexible lease, rent of £18,000 pa

Viewing *STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.*

The Garage Blackpool, 98-100 Dickson Road, Blackpool FY1 2BU

