

FOR SALE – Offers in the Region of £795,000 plus SAV

**Oxford Garage, Hurworth Road, Hurworth Place,
Darlington, Co. Durham, DL2 2DF**

FREEHOLD BUSINESS

Established Motor Traders: Servicing / MOT / Repairs and Sales

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SITUATION/LOCATION

Oxford Garage fronts Hurworth Road within Hurworth Village, an affluent and desirable Village situated approximately 3.5 miles south of Darlington town centre. Amenities in the vicinity include Rockliffe Hall Luxury Spa, Hotel and Golf Resort, The Bay Horse and The Comet amongst a number of independent businesses including leisure, retail and professional services. The location lies adjacent to Northallerton Road/ Croft Road linking with the A66 and A1(M) within a short driving distance. The property lies approximately 3.5 miles south of Darlington, 13 miles north of Northallerton and 18 miles west of Middlesbrough.

PREMISES

Detached motor trade premises comprising workshop, offices, 2 bed apartment and vehicle forecourt.

The main workshop unit is of steel portal frame construction with brick elevations held under a dual pitched asbestos sheet clad roof. There is a later lean-to extension at the rear of brick construction under a mono pitched roof. The warehouse accommodation is open plan incorporating 2 x roller shutter access doors, a three phase power supply and three vehicle lifts. There is a mezzanine storage level.

There is a further reception area, offices and wcs/ stores on the ground floor.

The apartment is accessed from the side held under a flat felt covered roof. The apartment comprises a utility/ laundry room on the ground floor. There is a large lounge/ diner, two bedrooms and kitchen/ bathroom on the first floor. The apartment is heated by way of a gas fired central heating system.

Externally there is a large forecourt parking area at the front providing prominent display frontage to Hurworth Place.

ACCOMMODATION

Warehouse	270.48sq.m.	2,911sq.ft.
Offices/ Anc	71.89sq.m.	774sq.ft.
Mezzanine	28.82sq.m.	310sq.ft.
Apartment	85sq.m.	915sq.ft.
TOTAL	456.19sq.m.	4,910sq.ft.

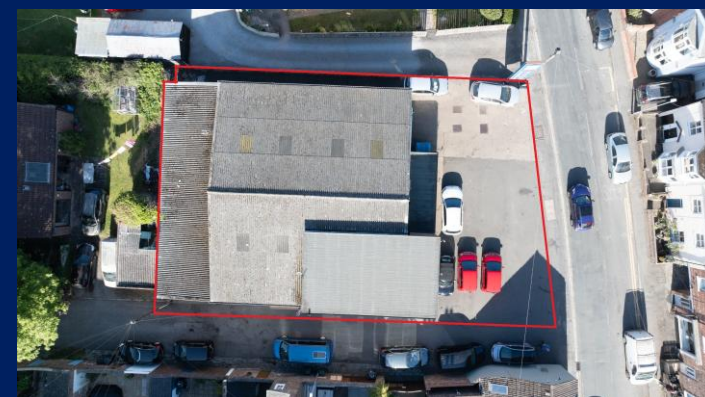
TENURE

Freehold business sale – due to retirement

Leasehold offers may be considered

**18 St Cuthberts Way, Darlington,
County Durham, DL1 1GB**
Telephone: 01325 466 945
enquiries@carvercommercial.com

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.



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THE BUSINESS

Oxford Garage is an established motor repair and sales workshop owned and operated by our retiring family client's since around 2002. The business provides a comprehensive range of repair, servicing and MOT services together with the sale of used approved vehicles. Oxford Garage is anchored in the local community and enjoys a regular and loyal customer base with an exemplary reputation.

The garage is fully equipped to trade including a comprehensive range of trade related tools and vehicle lifts etc. The business currently employs 4 full time staff (not including our clients) together with one self-employed partner (Kieron Jnr) who would intend to stay in an employed position and one self-employed vehicle technician. There is also the potential for our client (Kieron Snr) to stay with the business on an employed part time basis to facilitate a handover, if desired by the purchaser.

Accounts are available via request from the Agent.

A promotional video is available via our client's website:-

www.oxford-garage.co.uk

OFFERS IN THE REGION OF £795,000 PLUS STOCK AT VALUATION BY NEGOTIATION

COSTS

Each party shall be responsible for their own legal, surveying and professional costs that may be incurred within this transaction.

RATEABLE VALUE/ COUNCIL TAX

Apartment: Band A

Garage: £7,900.

The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

The business is registered for VAT.

VIEWING

Strictly by appointment only through agents.

EPC

Garage – C-63

Apartment – D-65

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