

**The Garage Blackpool  
98-100 Dickson Road  
Blackpool**

**REF: MIS544L**

- \* **Garage and MOT Testing Station**
- \* **North Shore, Blackpool**
- \* **Busy All Year-Round Trading Location**
- \* **Fully Equipped**
- \* **Established Business**
- \* **Superb Trading Accounts**
- \* **Highly Profitable Business**
- \* **Priced to Sell Due to Retirement**
- \* **Viewing Recommended**



**DESCRIPTION:** Kenricks are delighted to offer this rare opportunity to purchase this well known and popular Garage and MOT Station for Sale.

This distinctive 2 storey building is situated in the busy all year-round trading location of Dickson Road in North Shore Blackpool. The 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.

We have been informed the Vendor has recently invested £35,000 upgrading the MOT station with the latest DVSA standard equipment and the very latest lever less Tyre Machine and Wheel Balancer.

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

**REF: MIS544L**

**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:** Car parking area to the front providing car parking for a number of vehicles. Rear exit to the back which is protected by electric shutters

**AGENTS NOTES:** The property is protected by electric steel shutters to the front and top the 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 £325,000 pa

**TENURE:** Leasehold – We are informed a new flexible lease will be available at a rent of £18,000 pa The incoming tenant maybe responsible for the Landlords Legal Fees in this transaction.

**LEASEHOLD PRICE:** £149,000 Ingoing + SAV - Offers Accepted

**VIEWING:** By appointment through Kenricks.

