

sharma  
williamson

Chartered Surveyors  
Commercial Property Agents

135 Jowett Street  
Bradford  
BD1 2JX



## RARE BUSINESS FOR SALE (DUE TO RETIREMENT)

- Car Repair Premises (Approved MOT Station) with Ground Floor of **233.0 sq m (2508 sq ft)**; First Floor **15.1 sq m (163 sq ft)**
- Established in its Current Location for Approximately 11 Years with Scope to Significantly Improve an Existing Profitable Business
- New Lease **£14,500 pa** with Business of **£60,000** (reduced from £75,000)
- Alternatively, **£250,000** (reduced from £265,000) for the building, goodwill and fittings

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### SITUATION

The premises front onto Jowett Street, a link road connecting Sunbridge Road to Thornton Road, the latter forming part of the busy B6145 arterial route.

The immediate locality is an established industrial/commercial location with a number of longstanding occupiers close by (Inter County Links, and Knightsbridge) whilst opposite is a Johnstone's Decorating Centre.

On street car parking is generally permitted upon Jowett Street.

### PROPERTY/ACCOMMODATION

The property comprises a single storey stoned built unit with a profile sheeted roof incorporating translucent roof lights supported on a steel frame.

Internally, the unit comprises an open plan car repair workshop (Class 4/ATL approved MOT Station) benefiting from the following amenities:-

- Solid floors throughout incorporating 2 inspection pits and "rolling road"
- Partitioned MOT office area
- Automated main roller shutter door with separate personnel door
- Dualcom intruder alarm system

The premises provide the following approximate gross internal floor areas:-

	Sq m	Sq ft
<u>Ground Floor</u>		
Workshop premises	233.3	2508
<u>Mezzanine</u>		
Parts store and WC		
Overall	15.1	163

### RATING

A search of the Valuation Office website reveals that the property has the following Rateable Values:-

Rateable Value:	£ 9,100
Rates Payable (approx.):	£ 4,241

At the time of preparing these particulars, this property (with a Rateable Value of less than £12,000) should not be liable to pay Business Rates (subject to qualifying conditions).

Parties are advised to check with the local Rating Authority as to the precise current rates liability.

### LEASE/RENT

The property is available to let upon a new full repairing and insuring lease for a term to be agreed and incorporating upwards only rent reviews at a rental of **£14,500 per annum Subject to Lease.**

### BUSINESS SALE

Offers in the region of **£60,000** (reduced from £75,000) are sought for the benefit of the business goodwill (approximately 11 years trading in the current location) fixtures and fittings etc. The clients deal with predominantly MOT Tests (via long standing contracts). There is significant potential to improve the business further with the addition of extra services (mechanical/body repairs, servicing, diagnostics etc).

### OUTRIGHT SALE

Alternatively, our clients will consider offers in the region of **£250,000** (reduced from £265,000) inclusive of the property, goodwill, fixtures and fittings – subject to contract.

### LEGAL COSTS

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

### VAT

Our clients advise that they do not intend to charge VAT upon the rental/sale price – however they would reserve the right to do so if appropriate

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is **E**, a copy of the Certificate and Report is available upon request.

### VIEWING

By contacting the sole agents:-

**Sharma Williamson**

**Tel:** (01274) 759955

**Email:** [info@sharmawilliamson.co.uk](mailto:info@sharmawilliamson.co.uk)

**Web:** [www.sharmawilliamson.co.uk](http://www.sharmawilliamson.co.uk)

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