

EST 1770



Longstaff.COM

SPALDING COMMERCIAL: 01775 765536 www.longstaff.com



West End Garage, West End, Holbeach, Spalding, Lincolnshire PE12 7HA
and 36 West End, Holbeach, Spalding, Lincolnshire PE12 7HA

FOR SALE AS A WHOLE : GUIDE PRICE £700,000

The Sale includes the Business as a Going Concern Plus Stock at Valuation

- Petrol Filling Station/Cat 5 MOT Station/Light Repair Business together with 4 Bedroom Residential Property at the rear
- Prominent Roadside Location
- Total Site Area – 1,315m²
- Established Business and Investment Property
- Alternative Site Uses Possible (Subject to Planning Consent)

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



LOCATION

The property is located close to the centre of Holbeach, on the A151. Holbeach lies 7 miles from Spalding, and is just off the A17, the primary route leading from the Midlands to the Norfolk Coast.

DESCRIPTION

The business trades as 'West End Garage'. This very popular and profitable business was founded over 80 years ago and developed by our clients over the last 40 years.

West End Garage offers both petrol and diesel sales, Cat 5 MOT station and a motor repair workshop/spray room.

The business is very well known and respected within the area with repeat trade and loyal support from the local community for both fuel and MOT/vehicle servicing.

Business Opening Hours:	Monday – Friday	8.00am – 5.30pm
	Saturday	8.00am – 1.00 pm
	Sunday	Closed

The business is owner run and managed with the assistance of 2 part-time members of staff.

Full details of trading accounts for the last three years are available upon request from the Vendors Agents. The business offers an excellent opportunity to purchase a family business with scope to continue and develop. The property is being sold due to retirement.

The residential property at the rear is to be sold together with the Garage. It is presently Let on an Assured Shorthold Tenancy dated 20th April 2018. The present passing rent is £650 p.c.m. exclusive. The present tenant has expressed interest in staying on at the property for the long term. The property is held in 3 Registered Titles LL319243, LL250162, LL114120

COMMERCIAL ACCOMMODATION

FORECOURT

A concreted forecourt is located at the front of the site with 4 pumps. There are 4 underground fuel tanks (one is currently out of commission). Total 21,000 ltrs.

MAIN WORKSHOP

19.8m x 9.06m – Of brick wall /sheet wall form with sheet roofing. The building has a concrete floor. Equipment including 1 x 4 Post Lift, 1 x 2 Post Lift, 1 x Scissor Lift. 1 Pit. The workshop has overhead 2 gas heaters and a roller shutter door to the front. The building has high bay lights and air lines.

5.2m x 2.8m - Integral office

MEZZANINE OVER

19.8m x 4.09m – Metal/wooden stairs leading off workshop.

PAINT SPRAY / STORE

7.44m x 5.32m – Block walls, sheet roof, roller shutter door to side.

LEAN TO

15.18m x 4.10m – Workshop of brick/block construction with sheet roof, concrete floor, lighting, electric, 1 set of double doors. 1 pit with fluorescent lights.

MESS ROOM/W.C.

1.91m x 4.10m – with sink. Separate lobby with sink and separate WC with low level WC.

FLAMMABLES STORE

Brick building for storage of flammables (at rear).

CUSTOMER CAR PARKING

Customer car parking is available to the front of the site.

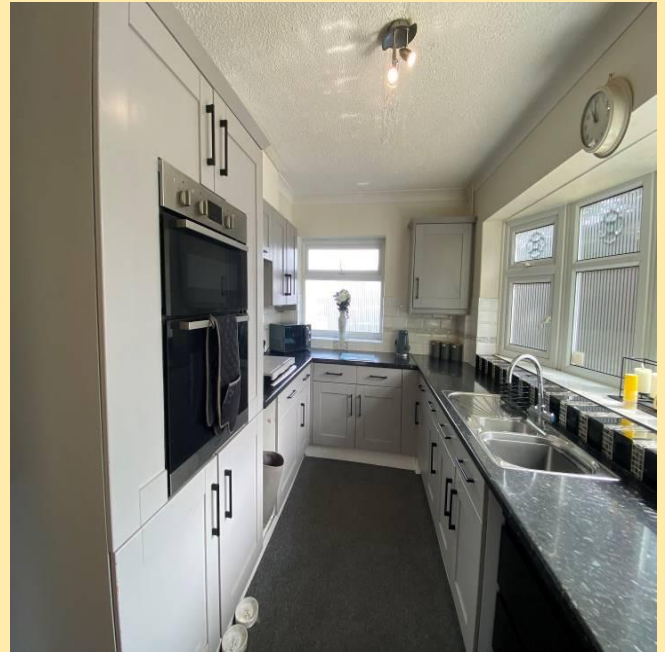
There is a right of way over a part of the front forecourt giving access to 34 West End. The forecourt also serves to give access to the residential property at the rear (included for sale in this offer).



RESIDENTIAL PROPERTY - REAR OF 36 WEST END, HOLBEACH

RECEPTION HALL:	4.14m (max) x 3.24m. Staircase off, tiled floor, radiator.
W.C./SHOWER:	2.77m x 1.18. Wash hand basin and WC, walk in shower. Tiled floor, radiator.
UTILITY:	2.69m x 1.51m. Plumbing for washing machine. Gas boiler. Cloakroom. Door to outside.
FRONT DINING ROOM:	3.66m x 4.92m. Radiators, laminate floor.
LOUNGE:	4.74m x 3.64m. Double doors to garden, fireplace and hearth, radiator.
KITCHEN:	3.94m x 2.38m. Fully fitted units comprising extensive work surface area, cupboards and drawers. 1 ¹ / ₂ bowl sink unit, double electric oven, gas hob with extractor over. Plumbing for dishwasher. Bay window.
<u>FIRST FLOOR</u>	Staircase to first floor LANDING: 2 cupboards off.
BEDROOM 1:	3.95m x 3.03m. Carpet, radiator.
BEDROOM 2:	3.67m x 2.73m. Carpet, radiator.
BEDROOM 3:	2.26m x 3.37m. Carpet, radiator.
BEDROOM 4:	2.51m x 2.33m. Carpet, radiator.
BATHROOM:	2.76m x 1.49m. Bath, vanity unit/wash hand basin, low level WC, radiator.
NOTE:	Gas fired central heating with conventional radiators is installed to the property and all windows are double glazed. The house has the benefit of cavity wall insulation and the loft is also insulated.
GARDEN:	The gardens to the property are to the rear and side with a narrow driveway leading from the Garage premises at the front. (Any sheds in the garden belong to the tenant.)
SERVICES:	The house has separate electric and gas supplies. Water and drainage come from the garage. There is an additional water supply (capped off at present) to the site (previously supplying 38 West End).



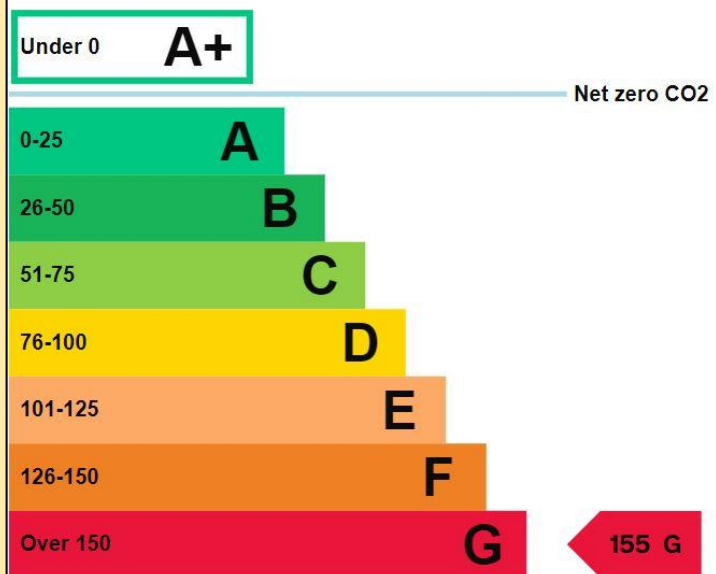


FLOOR PLAN
FOUR BEDROOM DETACHED HOUSE – 36 WEST END HOLBEACH



EPC WEST END GARAGE, HOLBEACH

This property's energy rating is G.



TENURE Freehold

SERVICES Mains water, gas, electricity and drainage. (Three phase electricity is available to the Garage).

COUNCIL TAX The house is listed in Band C.

RATEABLE VALUE: £8,600 (2023 List) (Garage)

LOCAL AUTHORITIES

South Holland District Council CALL 01775 761161

Anglian Water Customer Services

CALL 08457 919155

Lincolnshire County Council

CALL 01522 552222

PARTICULARS CONTENT / Ref: S11559

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS / CONTACT

R. Longstaff & Co LLP

5 New Road

Spalding

Lincolnshire

PE11 1BS

T: 01775 765536

E: commercial@longstaff.com

www.longstaff.com

EPC 36 WEST END, HOLBEACH (RESIDENTIAL PROPERTY)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.