

## 'Service/MOT Station with Shop & Café

Gwent Ref MS 368



### Price

**Freehold & Business: £375,000**

**Business:** A well established petrol service station with the benefit of an MOT testing station fully equipped with all the necessary testing equipment and computer link. The business also carries out vehicle servicing and repairs and has convenience stores with an off license and a café (presently leased out on a short term lease).

The business is run by the vendor, two mechanics and two shop assistants.

The property has been granted outline planning for redevelopment to residential use. The property could suit either a development of 10 flats or 5 houses with garage parking to the ground floor.

**Location:** The property is located in the heart of the town directly opposite a new library and free car park

### Opening Hours:

Monday to Friday	7.30am to 5.30pm
Saturday	7.30am to 12.00 noon

### Financial Details:

Annual Sales:	£500,000
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**Accounts:** Will be made available once the business has been viewed.

**Premises:**

The premises are built on a triangular shape plot with a frontage of vapprox.50 meters with a maximum length to on side of the triangle of 30 meters. There is ample customer parking. The property consists of a petrol filling station forecourt with 4 fuel pumps. There are two service bays both fitted with hydraulic lifting ramps. The garage is fully equipped with all the necessary MOT testing requirements (mostly less than two years old) and is connected by computer to the central MOT facility.

The shop has an off license and is equipped with five drinks display chiller cabinets and an ice cream display chest freezer.

The café has thirty covers with some outside seating.



**Viewing: This is a confidential sale. Please respect the vendor's wishes.** To ensure that your viewing arrangements are trouble free and our client can arrange to have the necessary time to show you around and answer your questions, please telephone this office on 01792 424411 let us know when you would like to visit and we will make the arrangement.

**Offers:** All offers are for the freehold and should be made to this office.

**Finance:** If you need help or advice please let us know and we will put you in touch with our Finance Department specialising in helping fund purchase of these types of businesses

**Accommodation:**

There is an option to purchase the vendor's end of terrace house close by which has three bedrooms, garden, garage and a patio over the garage.

This house is for sale separately for offers around £115,000 freehold