

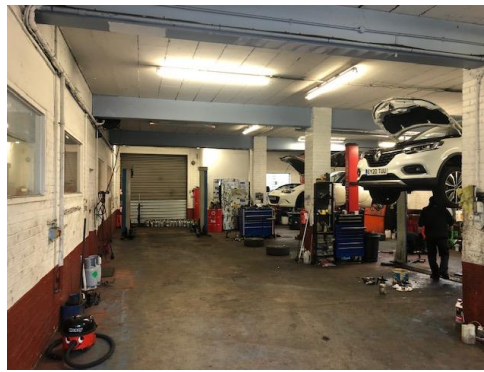
Withers Thomas

COMMERCIAL AND RESIDENTIAL PROPERTY AGENTS
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BUSY SERVICE AND MOT CENTRE

FOR SALE LEASHOLD

HERTFORD, HERTFORDSHIRE



LOCATION

The county town of Hertford is located in a highly accessible position at the intersection of the A414 and the A10 dual carriageways. The M25 is approximately 8 miles to the south at junction 25 (Waltham Cross), and the A414 provides fast east-west links to the A1(M) at Hatfield, and the M11 at Harlow. Hertford provides a very attractive historic setting. The town has 2 railway stations with services to London's Kings Cross and Liverpool Street.

The property occupies a prominent location in Mimram Road close to its junction with Hertingfordbury Road which is the main approach into the town from the A1(M) and Hatfield/Welwyn Garden City to the west. Access to Mimram Road is from Hertingfordbury Road close to the Esso petrol station.

Partners: A.K.Thomas, C.A.Thomas, A.R. Thomas

Messrs. Withers Thomas for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute and part of a contract; (ii) no person in the employment of Messrs. Withers Thomas has any authority to make or give representation or warranty whatsoever in relation to this property.

ACCOMMODATION

This profitable business is family run and have been trading for the last 11 years. The reason for sale is due to the directors retiring and health issues.

The business has been trading in total for over 35 years, since taking over the business we have increased turn over and net profit hugely. There is still plenty of room for improvement with the right ambition to move it on. This is business can improve dramatically as every day is a busy day.

The business is highly respected and has a great reputation within the Hertford community. All new customers are recommended by existing customers or via google reviews or via the good garage scheme. The business has the highest positive feedback in Hertfordshire with over 1500.

Members of the 1 link platform which allows the business to carry out mot and services to fleet car drivers, currently carrying out between 6 to 10 cars a week which is capped due to work load. Class 4/5 car and van mots and class 1/2 motorbike mots.

The business is currently the only bike mot station in Hertford.

The workshop is kitted out with up to date equipment.

5x 2 poster ramps one of the ramps can handle commercial vehicles.

The workshop has a dedicated bay for mot tests.

The business will come with all latest equipment including snap on diagnostic and tech 2, top of the range tyre equipment, a/c machine, all specialist tools included, courtesy car and works van included.

TERMS

This property is available, for sale leasehold, on the existing lease with circa 13 years to run. Turnover circa £350,000, NP £77,000.

RENTAL

£27,600 p.a. with rental payments made quarterly in advance with one quarters rental deposit.

PRICE

Offers are invited in the region of £350,000. Staff must be retained as a condition of sale. The adjacent yard is currently rented by my client and sub-let, this allows vehicular access to the rear.

RATEABLE VALUE

The rateable value is £16,750 but interested parties' are advised to make their own enquiries with the local authority.

LEGAL COSTS

All parties' legal expenses to be paid by the ingoing tenant(s).

VIEWING

Strictly by appointment only through:

WITHERS THOMAS TEL: (01920) 469211

Folio No. 3/511H

ALL FIGURES QUOTED ARE SUBJECT TO VAT IF APPLICABLE

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