

BUSINESS SALE

TO LET/MAY SELL

HILL STREET GARAGE
HILL STREET
ALLOA
FK10 2BG

- An outstanding opportunity to acquire a fully equipped Garage & MOT Station in a prominent central Scotland Town
- Approximately 272.0 sq m (2,930 sq ft).
- Excellent location
- Offers in the region of £15,000 per annum exc VAT with a premium of £20,000 for the business.



DM HALL
CHARTERED SURVEYORS

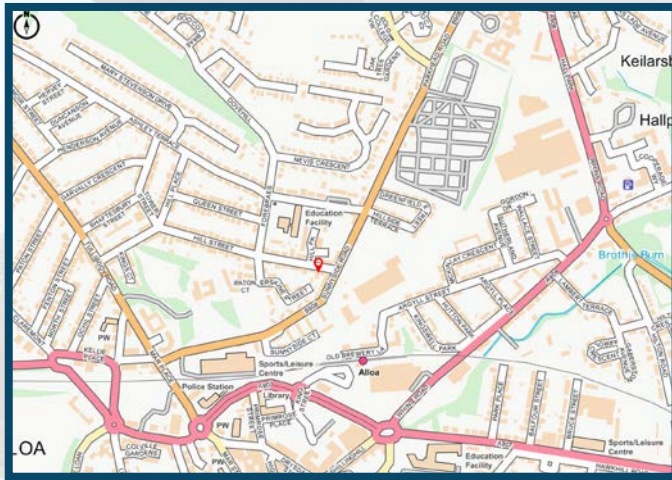
Commercial Department
17 Corstorphine Road, Edinburgh, EH12 6DD
0131 477 6000

LOCATION:

Alloa is the principal town in Clackmananshire, at the foot of the Ochill Hills. The town sits 5.5 miles east of Stirling and 7.9 miles north of Falkirk and approximately 30 miles to Edinburgh and Glasgow. The town benefits from good road and mainline railway links.

The subjects are situated on Hill Street within Alloa, adjacent to Sunnyside Road which is close to Greenfield Park and Alloa Town Hall. The garage is close to the town centre on a primarily residential street and also within walking distance of Alloa train station.

The approximate location of the property is shown on the map below.

**DESCRIPTION:**

The subjects comprise an MOT station and vehicle repair garage which is of traditional brick construction beneath a pitched roof.

It is accessed by way of two large electric shutter doors and internally the subjects have the main garage workshop, a small admin office, MOT waiting area and various stores.

ACCOMMODATION:

The property has a total gross internal area in the order of the 272.0 sq m (2,930 sq ft).

THE BUSINESS:

This business is reluctantly being brought to the market as a result of the current owner retiring. The garage is well run and maintained with flexible accommodation and an excellent reputation.

The garage has an interesting location having limited levels of competition nearby and plenty of residential properties surrounding from which to draw custom.

This is reflected in the year ended 31st August 2020 accounts with a turnover of £107,294. Further financial documentation will be provided to interested parties after viewing.

LEASE TERMS:

The subjects are offered on a standard Full Repairing and Insuring lease for a period to be negotiated, incorporating rent reviews at appropriate intervals.

PRICE

Offers in the region of £20,000 are invited for the goodwill, fixtures and fittings of the business.

RENTAL OFFERS:

Offers in the region of £15,000 per annum exclusive are invited.

PURCHASE

Offers in the region of £150,000 exclusive are invited for the property

TRADE INVENTORY:

The asking price includes the trade inventory which, we are advised, is owned outright and is not subject to any lease purchase, hire contract or similar finance arrangement.

ASSESSMENT:

We have consulted the Scottish Assessor's website (www.saa.gov.uk) and note that the premises are entered in the current Valuation Roll as follows:-

Rateable Value: £6,400

We are advised that the current business rate is 49.8 pence.

VAT:

All figures quoted are exclusive of VAT if applicable.

ENTRY:

Upon completion of legal arrangements.

**ENERGY PERFORMANCE RATING:**

The property has the following EPC rating: G

LEGAL FEES:

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

REFERENCE:

ESA2382

DATE OF PUBLICATION:

April 2021

FINANCE/BUSINESS MORTGAGES

DM Hall are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and would be happy to effect the necessary introductions if required.

CONTACT:

Viewing is strictly by appointment and arrangements can be made by contacting The Business Sales Advisory Team on 0131 477 6000 or by email at business.sales@dmhall.co.uk

IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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