



Hele Road Garage, 49 Hele Road, Torquay, Devon, TQ2 7PP
Freehold Business/Development Opportunity.
£175,000

WAYCOTT'S
Established 1878

49 Hele Road, Torquay, Devon, TQ2 7PP

Price £175,000

Situation & Description

Located in Hele Road Torquay this successful, busy motor mechanical and tyre business has been in our clients' ownership for the last 15 years and is available due to career change. The present owners have over the years created a lucrative and established business with potential for further expansion.

The site has been occupied and trading since 1960 and over the years has been a petrol station and motor mechanical garage serving the local community.

Our clients have sought planning to develop the site to create residential accommodation over the workshop. Planning application was made P/2012/1167 to create 1x1 bed and 1x2 bed flat above the workshop with rear pedestrian access to include to the front and create an internal workshop/repair bay.

Accommodation

Forecourt Open forecourt with partial canopy cover over with wall lighting, presently equipped with 1 x 4 tonne two post hoist and 1 x 3.2 tonne two post hoist. Hard standing area with part canopy over, additional open work bay area.

Main Workshop 5.28m x 4.83m (irregular shaped)

Up and over roller shutter door, concrete painted floor surfacing. 2 x wheel changers, 1 x wheel balancing machine, 1 x cheetah rim lifter. Transmission jack and engine hoist. Laser wheel aligner. Work bench with air-line.

Store Room 3.06m x 1.20m

Work bench, open shelving, compressor for air lines, oxyacetylene welder.

Office 4.19m X2.32m (irregular shaped)

Reception counter desk with 2x computers, phone line and broadband, CCTV camera system. Wall mounted heater window to front.

Staff Toilet

W.C wash basin.

Inventory To be provided.

Staff Owner run business.

Rates

Rateable value as at 1st April 2017 £5,100.

EPC - G

VAT

All figures quoted are exclusive of VAT whether chargeable or not. Interested parties are recommended to establish VAT implications before entering into any agreement.

Legal Costs

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

Viewing

Viewing by appointment only please **WAYCOTTS COMMERCIAL 01803 403060** or **commercial@waycotts.co.uk**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances

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