

## **MOT STATION (CLASS 4) PLUS MOTOR REPAIR WORKSHOPS**



### **LEASE FOR SALE EDGWARE, MIDDLESEX HA8**

- \* **Class IV MOT Testing**
- \* **3 Phase Supply**
- \* **Established Business**
- \* **All Equipment & Ramps Included**

**Location:**

Situated in Ballards Mews Edgware, which is located just off High Street close to the junction with Manor Park Crescent. The nearest station is Edgware (Northern Line).

**Description:**

Comprising a MOT testing station and separate vehicle repair workshops. The premises are being offered together with ramps, rolling load and all equipment, fixtures and fittings.

The business also supplies and fits new tyres and carries out maintenance and repairs.

The premises comprise two sets of buildings. The main building is a newly constructed (2006) lofty workshop building comprising two testing bays, customer parking, viewing area and small office. The upper part comprises storage and changing room for staff.

The second workshop building comprises space to work on three vehicles, plus parking (uncovered for up to four more vehicles).



**Lease:**

**Main MOT Station**

Held on a 20 year Lease from 2006 with 4 yearly rent reviews at £25,000 + VAT pa.

**Second Workshop & Open Yard**

Held on a 3 year renewable Lease from 01/06/2007 at £389 per month (£4,668 pa).

**Terms:**

£180,000 is sought for the goodwill, fixtures, fittings and equipment.

**\*Option\***

The second workshop is available separately at £50,000.

**Business Rates:**

London Borough of Harrow - TBC. Interested parties should make their own enquires via the Local Authority or Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk). Claridges cannot guarantee any figures.

**Viewing:**

**By Appointment only**

**Via Sole Agents Claridges Commercial – 0845 205 0007**