

HUDSON & Co.

FREEHOLD FOR SALE



**TAW VALLEY GARAGE, CHULMLEIGH,
DEVON EX18 7JX**



Long Established Garage Business, Workshop and Modern Bungalow

General Servicing, Repairs & MOT Workshop, Circa 40 Class 4 MOT Tests pcm

Approx. 40 Class 4 MOT Tests pcm / Car Sales / Extensive Range of Equipment

Shorthold Income on Bungalow / Potential Development Opportunity

PRICE: £350,000

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TAW VALLEY GARAGE, CHULMLEIGH, DEVON EX18 7JX

LOCATION: The property fronts the northbound lane of the A377, Crediton to Barnstaple Road, near the town of Chulmleigh. Set in a pleasant rural setting, the property benefits from attractive views over the River Taw and adjoining meadows and pastures. The business, trading as Taw Valley Garage, benefits from a large rural catchment with limited competition and excellent visibility to the good volumes of traffic that pass along the A377.

DESCRIPTION: The property occupies a long linear site situated at the top of an embankment, which overlooks the River Taw. The site has been trading as a garage since 1908 and comprises of a good-sized workshop with loading doors at each end, and incorporating offices, toilet amenities, and various ancillary areas. Outside, there are two areas of adjoining yard, providing useful parking and car sales display areas with extensive frontage to the main road. To the south of the workshop, there is a modern two bed bungalow with ample parking, whilst to the rear there is a pleasant garden and decked area with splendid views over the river valley.

GARAGE PREMISES:

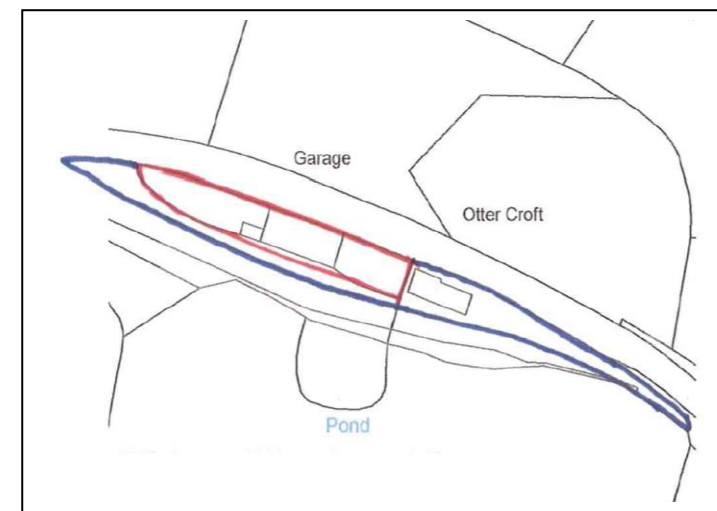
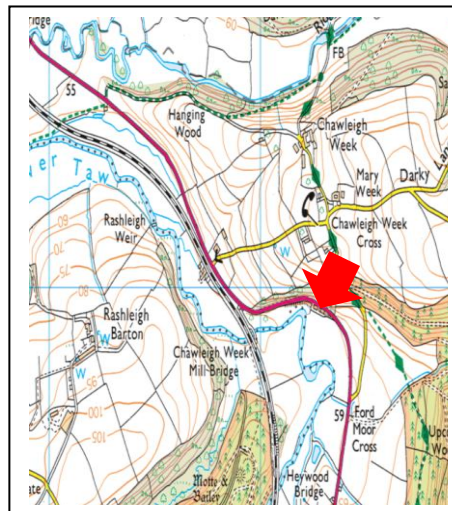
Workshop:	176.87 sq.m	1,904 sq.ft
includes Kitchenette and toilet		
Workshop Bay:	65.60 sq.m	1,781 sq.ft
Office 1:	12.34 sq.m	132 sq.ft
Office 2:	5.62 sq.m	60 sq.ft
Office 3:	5.75 sq.m	61 sq.ft
Wash Area:	1.90 sq.m	20 sq.ft
with sink & washing machine		
Oil Store:	4.25 sq.m	45 sq.ft
Store Room:	9.51 sq.m	102 sq.ft

The accommodation in the bungalow comprises of as follows:

Living Room: 3.87m x 4.60m Carpeted,

sliding French door to rear patio.

Kitchen: 2.32m x 2.46m Range of units, cupboards & worktops. Single drainer stainless steel sink, electric cooker, hob & fridge.



The workshop is of blockwork wall construction, part rendered and in part profile steel clad under pitched steel truss fibre cement roof. A more recent extension to the side has a mono pitch steel profile roof. The workshop incorporates a dedicated MOT bay and a full range of equipment including up to date gas analysers and diagnostics machines.

YARDS:

There is an area of yard to each side of the workshop which are laid to tarmac and in part hardcore with extensive frontage to the A377. The main yard provides approx. 13 display spaces whilst the other yard provides parking for 8 / 9 cars.

BUNGALOW:

To the south of the workshop is a bungalow that was built in the mid 1990's of rendered blockwork construction under a pitched manufactured slate roof. The timber windows are double glazed. Outside, there is a separate yard associated with the bungalow providing an area for approx. 3 / 4 car parking spaces. To the rear is a pleasant small patio garden with views over the river valley and pastures.

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Boiler Cupboard:	Incorporating an oil-fired central heating boiler feeding panel radiators throughout the dwelling.		
Airing Cupboard:			
Bathroom:	Panel bath with electric shower unit, pedestal wash basin, low level WC.		
Hallway:	Laminate flooring.		
Bedroom 1:	2.47m	x	3.13m
Bedroom 2:	4.16m	x	2.73m

All dimensions and areas are approximate.

SERVICES:

The property is connected to mains water and electricity (single phase). Water is supplied from a borehole. Drainage is to a new Marsh Tank sewerage treatment plant that has the capacity to serve up to 20 bedrooms. Hot water and central heating is provided by an oil fired central heating boiler in the bungalow, and by a waste oil heater in the workshop. Both properties have separate meters, allowing an easy split of ownerships.

RATES:

The VOA website & Torridge D.C confirm the following assessments:

Description: Vehicle Repair Workshop **Rateable Value:** £3,350

Under the current small business rates relief, we understand that there is no business rates liability

Bungalow: Council Tax Band C

TENURE / TENANCY:

We are advised that the property is entirely freehold. The bungalow is currently let on a 6 months shorthold at a passing rent of £550 pcm plus £40 pcm service charge.

PLANNING:

The property has operated as a garage for many years. Prospective purchasers should address their planning enquiries to Mid Devon District Council Tel: 01884 255255.

ENVIRONMENTAL:

The property previously operated with a filling station that closed some 35 years ago. Our client advises that there have been no contamination issues. Prospective purchasers should address their own enquiries in this respect to the appropriate authority.

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EPC:

On application.

THE BUSINESS:

The current business, operated by a single proprietor trading as Taw Valley Garage, has been trading since the early 20th century, and in the present ownership some 35 years. The business now operates primarily as a motor repair / servicing workshop, with the benefit of a MOT testing station, licenced to test Class 4 vehicles, and carrying out approx. 40 MOT's per month. Our client wants to retire and now works a more relaxed timetable than in the past when the business had an annual turnover of £225,000 and sold approx. 100 used cars. This is a fantastic opportunity for a motor engineer to acquire a well-regarded and long-established business at a price that reflects the property assets only with the goodwill and equipment included at no cost. An inventory of the equipment, fixtures and fittings is available to seriously interested parties.

PRICE:

Freehold subject to the shorthold lease and income on the bungalow: **£350,000**

LEGAL COSTS:

Each party to be responsible for their own legal costs in connection with this transaction.

VIEWING & FURTHER INFORMATION:**HUDSON & Co.**

Contact: DAVID EDWARDS / SUE PENROSE

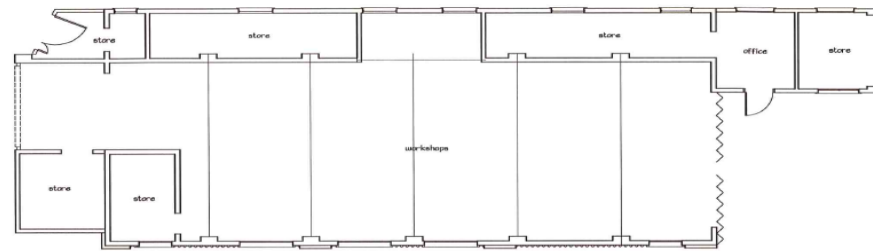
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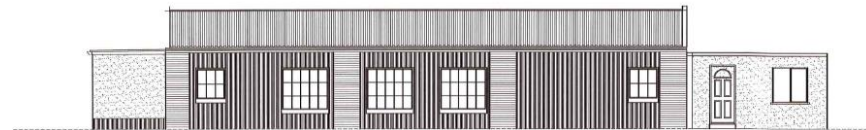
Hudson & Co. and their clients advise that whilst every effort has been made to ensure the accuracy of these particulars, they are prepared for guidance only and do not form part of any contract. Any areas, measurements or distances are approximate, and purchasers must satisfy themselves by enquiry, inspection or otherwise.

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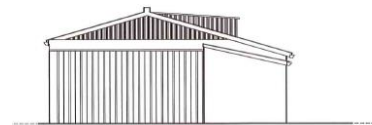
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Ground Floor plan
as existing
1:500 @ A3



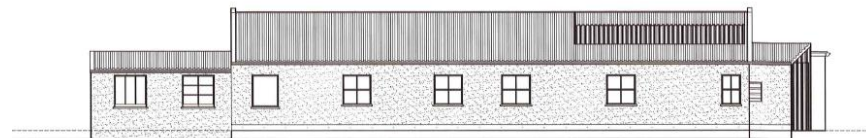
North elevation
as existing
1:500 @ A3



West elevation
as existing
1:500 @ A3



East elevation
as existing
1:500 @ A3



South elevation
as existing
1:500 @ A3



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