

ANNANTOWN GARAGE
PORT STREET
ANNAN
DG12 6BJ



A MODERN WELL EQUIPPED DETACHED GARAGE **(26.3m x 7.20m)** WITH M.O.T TESTING BAY & TWO SERVICE REPAIR BAYS. FULL M.O.T. BAY & TYRE FITTING EQUIPMENT TO BE INCLUDED. 3-PHASE ELECTRICAL SYSTEM. CAPPED MAINS GAS CONNECTION. OFFICE 1. OFFICE 2 WITH ADJOINING CLOAKROOM/W.C STEEL SLIDING ROLLER DOOR ON SIDE ENTRANCE & FRONT ROLLER SHUTTER DOOR. GALVANISED CHAIN LINK FENCING WITH SECURITY GATE TO THE FRONT & SIDE. EXTENSIVE PARKING AREA **(17m x 9.20m)**.

PRICE OFFERS OVER £100,000

MAY LEASE

ANNANTOWN GARAGE, PORT STREET, ANNAN

A thriving business with fully equipped workshop offering clients a comprehensive service. This garage has been established since 1962 with a new workshop built in 1980 and a full refit in 2000. It is now being placed on the market for sale due to retirement. The workshop currently uses one M.O.T bay & two service/repair bays. The business maintains a good base of satisfied repeat clientele & referrals who appreciate a personal service a timely job & quality work. There is scope for great expansion.

WORKSHOP

(12.00m x 7.54m)

FULL M.O.T TESTING BAY INCLUDING:-

- PETROL EMISSION ANALYSER
- DIESEL SMOKE METER
- HEADLAMP AIM TESTER
- ROLLER BRAKE TESTER
- 4 POST RAMP & JACKING BEAM

SERVICE/REPAIR BAYS

- 2 POST RAMP
- 2 POST RAMP
- AUTO TYRE CHANGING MACHINE
- MANUAL TYRE CHANGING MACHINE
- AIR COMPRESSOR
- 3 WALL MOUNTED FIRE EXTINGUISHERS & BELL

OFFICE 1 (FOR M.O.T TESTING)

(2.20m x 1.64m)

Telephone point. Carpet tiles. Fluorescent striplight.

OFFICE 2 (WITH ADJOINING CLOAKROOM/W.C)

(3.32m x 2.30m)

U.P.V.C part glazed front door. Glazed window to the side. Extractor fan. Fluorescent striplight. Carpet tiles. Door through to cloakroom/W.C.

CLOAKROOM/W.C.

(1.65m x 1.62m)

Comprising of white wash-hand basin with Triton water heater & W.C. Double wall unit. Extractor fan.

OUTSIDE

Extensive parking area to the front **(17m x 9.20m)**

Cold water tap

NOTES

The details have been carefully prepared by the solicitor acting for the seller of the property and they are believed to be correct but are not in themselves to form the basis of any contract. Purchasers should satisfy themselves on the basic facts before a contract is concluded.

Business account extracts will be made available to seriously interested parties upon further request.

SERVICES

Mains water, electricity & drainage. Mains Gas connection has been capped. The telephone is subject to the usual B.T. Regulations.

RATEABLE VALUE

£3,550 Effective from 1st April 2005

VIEWING

By arrangement with the Selling Agents HARPER, ROBERTSON & SHANNON, SOLICITORS & ESTATE AGENTS

