LANSLEY

Business Sales and Commercial Agents Since 1890

Automotive, Lockup Garage To Let

£50,000 per annum Rent includes business rates, MOT equipment, office, waiting room and allocated parking.
1,285 sq ft

29A Western Avenue, Woodley, Reading, RG5 3BJ





Established, fully equipped MOT and servicing workshop with modern Snap-on equipment, office, customer waiting area & allocated parking

- TO LET – Established, fully operational MOT testing and servicing facility with office and customer waiting room
- Approximately 1,000 active customers, with existing customer records held on Xero
- Turnkey business opportunity, established customer base, secure gated premises, CCTV
- Modern Snap-on MOT equipment-3 years old, including MOT testing and 5-tonne servicing lifts
- £50,000 annual rent includes business rates and use of all principal MOT and servicing equipment

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Description

An excellent opportunity to lease an established, fully operational MOT testing and vehicle servicing facility in an affluent residential area of Woodley, Reading. The premises extend to approximately 1,370 sq ft (127 sq m), comprising a workshop, office, customer waiting room and WC facilities.

The landlord advises that the business has approximately 1,000 active customers, with records maintained on Xero. The customer database and associated goodwill are intended to be made available to the incoming operator, subject to agreed terms and data protection requirements, offering an attractive turnkey opportunity with immediate trading potential.

The workshop is fully equipped with Snap-on MOT equipment, approximately three years old, including an MOT testing lift, 5-tonne servicing lift, brake tester, emissions and headlamp testing equipment. An existing Snap-on maintenance arrangement is expected to continue.

The annual rent includes use of the MOT equipment and lifts, which remain the landlord's property. Additional equipment may be negotiable; personal hand tools are excluded.

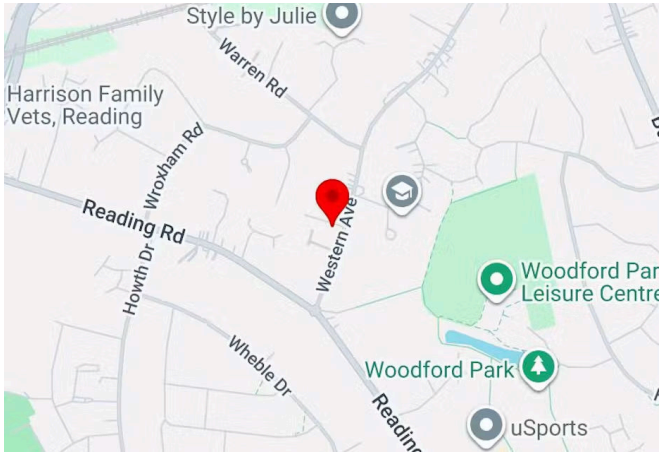
The premises benefit from two electric roller shutter doors, three-phase electricity, electric entrance gates, CCTV recording, security lighting and four allocated parking spaces. The customer waiting room includes a live monitor allowing customers to watch their MOT inspection. The landlord advises that fire and electrical safety arrangements are up to date.

The landlord will retain the adjoining car sales operation, with the MOT and servicing facility offered separately. The Rivers Cars trading name is excluded.

Rent: £50,000 per annum, inclusive of business rates and use of the principal MOT and servicing equipment.

Location

The premises are situated on Western Avenue in Woodley, an affluent residential area approximately 4 miles east of Reading town centre. The location benefits from an established local customer base and convenient access to the A329(M), M4 motorway and surrounding Thames Valley towns.



Summary

- Rent: £50,000 per annum Rent includes business rates, MOT equipment, office, waiting room and allocated parking.
- Service charge: n/a
- EPC: D (81)
- Lease: New Lease
- Terms: 5 years

Contact & Viewings



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Accommodation

Floor/Unit	Description	Building Type	Size sq ft	sq ft	sq m	Tenure	Re
Ground	Unit 1 MOT & Servicing Garage	Automotive	1,100 sq ft	1,100	102.19	To Let	-
Ground	Customer Waiting Room	Office	99 sq ft	99	9.20	To Let	-
Ground	Office	Office	86 sq ft	86	7.99	To Let	-
Total				**1,285**	**119.38**		

Viewings

Strictly by prior appointment through Lansley Commercial. Interested parties are invited to contact our office to arrange a viewing.

Terms

Available by way of a new five-year lease, with a break clause at two and a half years, subject to agreement. Quoting rent £50,000 per annum, inclusive of business rates and use of the MOT and servicing equipment.

Availability

Available Immediately

These particulars are provided by the vendor and are believed to be correct, but their accuracy cannot be guaranteed. They do not form part of any offer or contract.

All descriptions, dimensions, and details are given for guidance only and should not be relied upon as statements of fact. Any intending purchaser or tenant must satisfy themselves as to their accuracy.

Unless otherwise stated, all figures quoted are exclusive of VAT.