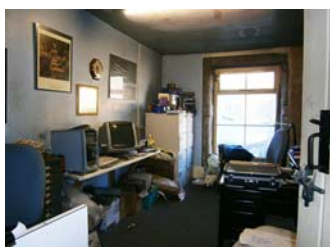
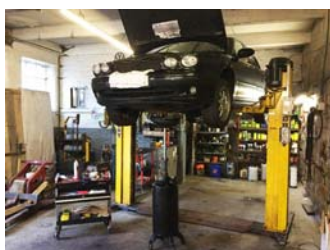


**Ref: 3848 - New Barn Garage**



**WELL ESTABLISHED GARAGE & TWO RESIDENTIAL LETS/  
PROPERTY DEVELOPMENT OPPORTUNITY - LANCASHIRE/  
YORKSHIRE BORDER**

**(Planning permission in place for 1st floor conversion to  
approx 1500 sqft apartment)**

**Two houses - each approx 1200 sqft over 4 floors including  
large cellar**

**Building foot print 65ft x 45.5ft**

**Garage area - 4562 sqft over 2 floors**

**Hebden Bridge 4 miles/ Burnley and Rochdale 9 miles**

**Planning permission in place for 1st floor apartment**

**Well established and highly reputed business**

**Situated in the bustling town of Todmorden**

**Genuine reason for sale due to retirement**

**2 x terraced home integral part of building**

**Early viewing essential to fully appreciate**

**Large workshop facilities over 2 floors**

**Scope for further development**

**Currently run at a pace to suit**

**FREEHOLD**

**Purchase of building alone, without garage business  
element would be reflected in the price**

**ASKING PRICE**

**£425,000 Plus SAV**

**Ref: 3848**

### **Location**

This exceptional garage is located in the market town and civil parish of Todmorden, Lancashire. It is situated on a major through road surrounded by a wealth of residential properties and parking facilities which are all beneficial for the business as it derives much of its trade. Todmorden is popular with tourists for the many attractions and leisure facilities in and around the town. The nearby towns include Hebden Bridge, Burnley, Blackburn, Littleborough, Rochdale and Halifax which are all in close proximity. The town is easily reached through the M62, A58 and A646 giving easy access to tourists and visitors.

### **Business History**

Online Business Sales are delighted to offer for sale this superb garage which was established by our clients in 1978. Our clients are reluctantly offering the business to the market due to their desire to take a well deserved retirement. Since the business was established our clients have run the business at a pace that suits their lifestyle, meaning that there is massive scope for a new hands on owner operator to further develop the business. Our clients inform us that they generate a respectable annual turnover which is derived from the provision of professional garage services and repairs to a wide range of vehicles. The business enjoys a strong reputation within the local community and as such has a high level of regular repeat trade. . This is a superb opportunity to purchase an established business, which is a great base to build upon and as such early viewing is highly recommended as this superb business is not to be missed.

Two terraced houses form an integral part of the building. One has recently been refurbished to a high specification, including engineered wood flooring to lounge, floor tiling through vestibule and kitchen, extensive wall tiling to kitchen and bathroom. This property is now tenanted. The other is unoccupied undergoing refurbishment for rental or possible owners accommodation. Planning Permission is in place for conversion of first floor of garage to a very large apartment. Alternatively ground and first floors could readily be split into separate workshops for rental.

### **Tenure**

We are advised freehold

### **Opening Hours**

Monday: 8:30am - 6:00pm  
Tuesday: 8:30am - 6:00pm  
Wednesday: 8:30am - 6:00pm  
Thursday: 8:30am - 6:00pm  
Friday: 8:30am - 6:00pm  
Saturday: Closed

### **Accommodation**

Large prominent premises with garage and terraced houses, briefly comprising:

#### **GARAGE UNIT**

Ground Floor - Secure entrance leading to:  
Reception/payment area  
Large open plan work shop to the front with body shop and tyre fitting bays to the rear  
Fixed ramp  
Mobile ramp,  
Work pit,  
Large heaters  
Diagnostics  
Tyre machine  
Balancer.

#### **FIRST FLOOR**

2 large storage areas  
Workshop  
Office

Note: Planning permission in place to convert this whole floor into a very large apartment

#### **EXTERNAL**

Parking spaces, external WC and storage sheds

#### **2x TERRACED HOMES**

Four storey properties containing:

#### **LARGE CELLAR**

#### **GROUND FLOOR**

Lounge  
Kitchen

#### **FIRST FLOOR**

Bedroom  
Bathroom

#### **SECOND FLOOR**

Large attic bedroom

#### **EXTERNAL**

Both have outside space one with enclosed stone flagged yard (570sqft) and stone storage building

### **Enquire**

t: 0345 222 0508 f: 0345 222 0509  
e: info@onlinebusinesssales.co.uk

**IMPORTANT NOTES:** These particulars do not constitute an offer neither should they be relied upon as statements or representations of fact or warranties of any kind. All interested parties must satisfy themselves by investigation, prior inspection and/or formal entry before contact with their solicitor. Neither we nor our principals accept any responsibility whatever in respect of these particulars which are simply offered as a general indication to persons who may be interested.

Viewings and negotiations are to be conducted **STRICTLY** through **Online Business Sales Limited**. No direct approach is to be made to the business under any circumstances

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **153** This is how energy efficient the building is.

Less energy efficient