



Wrights Lane Garage

18-22 Wrights Lane, Torquay, Devon, TQ1 4HN



Wrights Lane Garage

18-22 Wrights Lane, Torquay, Devon, TQ1 4HN

Well Established Car Service/Repairs Garage & MOT Testing Centre For Sale (Freehold & Business)

Large Open Plan Garage with 4 Ramps, Ancillary Space, Stores, Office & WC's
Net Internal Area 336.37m² (3,620 sq ft)

Well Performing and Profitable Business Established in 1976 with Huge Potential to Grow Under New Ownership

Genuine Retirement Sale

LOCATION

The garage is located on Wrights Lane, a mixed commercial and residential area of Torquay, with easy access to the town centre and to the bypass at Edginswell which connects to Newton Abbot, Exeter and the M5/A30 beyond.

Torquay is a major town of the three Torbay towns that make up the English Riviera. Torquay is a popular place to live and work, with all the major services expected of a town of this size.

DESCRIPTION

A single storey light industrial building fronting onto Wrights Lane with two roller shutter access doors to the side of a small forecourt. The premises is arranged as main workshop with ancillary workshop stores to the side and rear with an internal office and mezzanine storage above.

Ref No: 4968

£365,000 Freehold

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)





Wrights Lane Garage

18-22 Wrights Lane, Torquay, Devon, TQ1 4HN

The accommodation briefly comprises:-

ROLLER ENTRANCE DOOR

13' 9" x 17' 2" (4.18m x 5.23m)

GARAGE WORKSHOP

66' 8" x 33' 6" (20.31m x 10.22m) (max)

Large open plan workshop area with MOT testing area. 2 x two poster ramps and 2 x flat bed 4 poster ramps. Break roller testing area, compressor airlines and 3 Phase electrical supply. Pitched roof with apex 6.77m high and windows to 3 sides.

COMPRESSOR ROOM/STORE

22' 0" x 6' 0" (6.71m x 1.83m)

STORE ROOM

7' 10" x 4' 2" (2.39m x 1.28m)

ANCILLARY WORKSHOP

38' 3" x 11' 9" (11.65m x 3.58m) (at widest point)

ROLLER ENTRANCE DOOR

9' 5" x 11' 7" (2.88m x 3.52m)

FURTHER STORE ROOM

34' 5" x 9' 11" (10.50m x 3.02m)

Narrowing to 34' 5" x 5' 7" (10.50m x 1.69m)

OFFICE BUILDING

Situated within the main workshop area with mezzanine comprising:-

MAIN OFFICE

15' 0" x 10' 5" (4.58m x 3.17m)

LADIES & GENTS TOILETS

UTILITY AREA

With plumbing for washing machine.

Stairs to:-

FIRST FLOOR

STORE ROOM 1

15' 2" x 10' 8" (4.62m x 3.26m)

ROOM 2

14' 1" x 8' 0" (4.28m x 2.45m)

HARDSTANDING TO OUTSIDE

Hardstanding to the side of the property with access to the two roller shutter doors. Parking for 2 cars.

Interested in this property?

T.01803 21 20 21 bettesworths.co.uk



Wrights Lane Garage

18-22 Wrights Lane, Torquay, Devon, TQ1 4HN

GENERAL INFORMATION

THE BUSINESS

Wrights Lane Garage is an extremely well established family business with a wide ranging and loyal customer base covering the Torquay and South Devon area. The business was established in 1976 and has operated over two generations. The two owners (brothers) are looking to retire and to pass the business onto a new operator who will undoubtedly have the energy to push business further and increase turnover and profit.

The existing business is however still very lucrative and provides a very strong income in its current guise. The business is multi faceted and specialises in MOT testing and general vehicle servicing and repairs. Wrights Lane Garage also offers clutch repairs and servicing, exhaust inspection and repairs, diagnostics, welding repairs and starter motor/battery repairs and replacements.

The business is presently run by the owners with the assistance of one full time member of staff. The sale will be treated as a TOGC (Transfer of a Going Concern).

Further profit and loss accounts will be made to bona fide interested parties, following a formal viewing arranged through the Sole Selling Agents, Bettesworths.

RATEABLE VALUE

2023 List: £16,500.

Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but excluding the owners personal effects.

EPC RATING E

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

Interested in this property?

T.01803 21 20 21 **bettesworths.co.uk**





Wrights Lane Garage

18-22 Wrights Lane, Torquay, Devon, TQ1 4HN



Interested in this property?
T.01803 21 20 21 bettesworths.co.uk





Wrights Lane Garage

18-22 Wrights Lane, Torquay, Devon, TQ1 4HN



Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



Wrights Lane Garage

18-22 Wrights Lane, Torquay, Devon, TQ1 4HN



www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk

