

**6 Allenby Road
Lytham St Annes**

REF: MIS564M

- * **Workshop with 2 Businesses**
- * **Bodywork Centre and Motor
Mechanic with Service Centre**
- * **Lytham St Annes**
- * **Fully Equipped**
- * **Includes 2 Long Established
Businesses**
- * **Good Trading Accounts**
- * **Viewing Highly Recommended**



DESCRIPTION: Kenricks are delighted to offer this rare opportunity to purchase this well known and popular Workshop / Garage for Sale which includes 2 long established businesses.

The premises are situated in the prime all year-round trading location of Allenby Road in Lytham St Annes.

The first business is a specialist in Car Servicing and was established in 1987, MOT preparation, Exhaust, Tyre Fitting & Mechanical Services.

The second business is a specialist in the car bodywork and accident repair sector and was established in 2007.

Viewing is recommended.

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Ground Floor (approx. 2640 sq. ft.)

Bodyshop Centre

Low Bake oven with filtered extraction
Preparation ramp
Paint mixing room (approx. 77 sq ft)
Office with overhead storage (approx. 85 sq ft)
Gas overhead heating
Spray booth (approx. 294 sq ft)



Service Centre

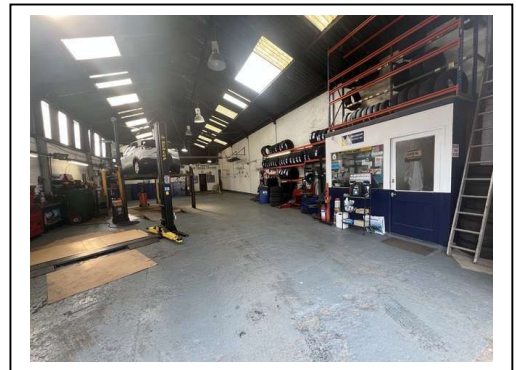
4 Ton four post ramp
4 Ton two post ramp
Tyre Fitting Machine
Wheel Balancer
Storeroom
Office with overhead storage.
Tyre racking
Waste oil tank
Compressor



Washroom with toilet and sink

EXTERIOR: Forecourt parking area to the front providing car parking for 6 motor vehicles.

AGENTS NOTES: The property is protected by electric steel shutters with anti-tamper lock to the front. The building has a gas supply and 3 phase electrics.



BUSINESS: Accounts on application for both businesses.

HOURS: Monday to Friday 8.30am – 5pm

TENURE: Virtual Freehold

PRICE: £350,000

VIEWING: By appointment through Kenricks 01253 420420

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