



Woodbine Garage, Sinfin Lane, Sinfin, Derby, DE24 9HW

Rare opportunity to acquire freehold garage premises.

Site area of approximate 0.7-acres or thereabouts.

Forecourt car parking, sales area, substantial workshop, office space, and reception area.

Includes fixtures and fittings.

Offers Around £450,000

Gadsby Nichols

21 Iron Gate
Derby DE1 3GP

Residential

01332 296 396
enquiries@qadsbvnichols.co.uk

Commercial

01332 290 390
commercial@qadsbvnichols.co.uk



BRITISH
PROPERTY
AWARDS

GOLD WINNER
ESTATE AGENT
IN DERBY
(CITY CENTRE)
2023

WE
WON!

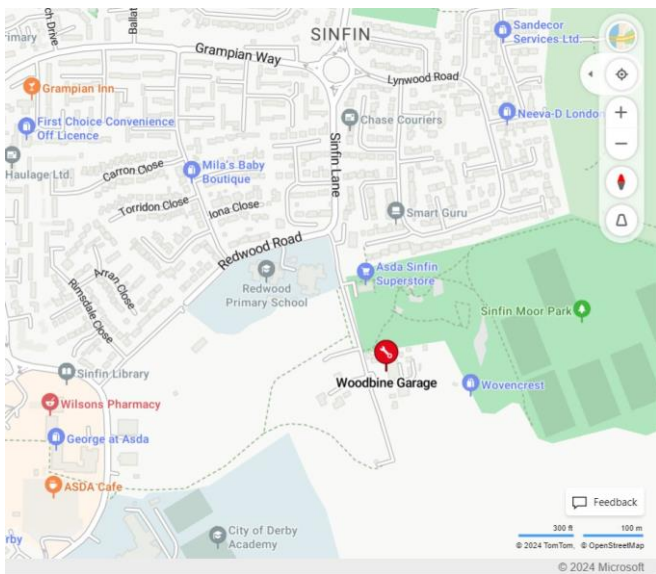


www.gadsbynichols.co.uk

Woodbine Garage, Sinfin Lane, Sinfin, Derby, DE24 9HQ

LOCATION

Woodbine Garage is situated on Sinfin Moor Lane, off Sinfin Lane. Sinfin is a busy and popular suburb of Derby, and lies approximately 4-miles south of Derby city centre. Ease of access is afforded to the A50 via Infinity Park Way, and the A38 and A52 via Osmaston Park Road, each providing easy commuting throughout the region, together with the principal works of Rolls Royce, Toyota, Bombardier, and East Midlands International Airport.



DESCRIPTION

Woodbine Garage comprises a useful forecourt with parking for approximately 20 motor vehicles, together with workshop space, office area, reception area, WC facilities, and kitchen. There is also additional parking to the rear. The property has been occupied by the current owners for in excess of 20 years, and during that time has been used for vehicle repairs, servicing, MOTs, petrol filling station, and car sales.

ACCOMMODATION

The workshop extends to 2,803 sq. ft./260 sqm. including the reception area, and sits on a site of approximately 0.7-acres, or thereabouts.

SERVICES

We understand that mains electricity, water, and drainage are connected. No tests have been undertaken, and no warranties are given or implied.

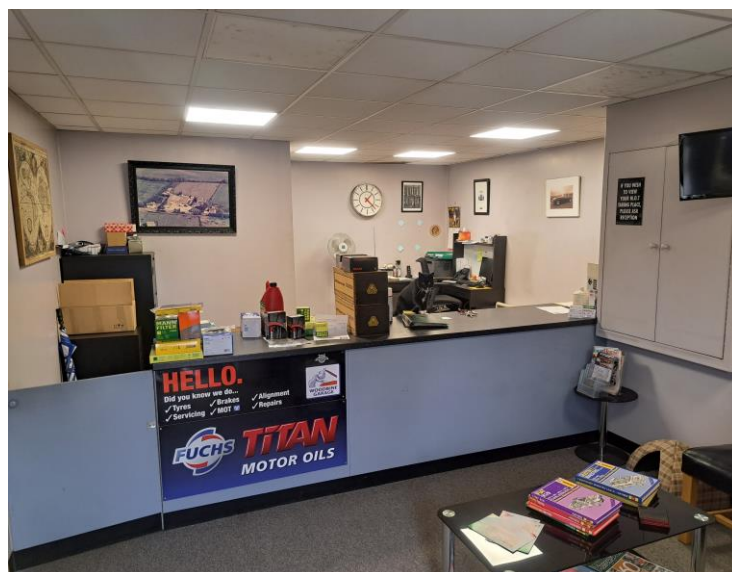


FIXTURES AND FITTINGS (F&F)

The F&F are included in the sale, and comprise: -

Two 4-post Car Ramps, One 2-post car Ramp, One MOT Test Ramp, Compressor, MOT Equipment, Petrol & Diesel Pumps, Red Diesel Oil Heater, Diagnostic Machine, Oil Cabinets, Pumps, Tyre Equipment with Balancing and Fitting, Engine Wash, AC Machine and Pump, and Office Equipment. In addition, there is a Vauxhall Corsa Courtesy Car.

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VIEWINGS

Strictly by prior appointment with the sole agents: -

Gadsby Nichols

Tel: 01332 290390 / 07501 525352

Email: mikewalmisley@gadsbynichols.co.uk

OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful applicant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references.

SUBJECT TO CONTRACT

RATES

From enquiries of the VOA website, we understand the property is assessed for non-domestic rating purposes as 'Workshop and Premises', with a rateable value of £10,250.

Subject to satisfying certain criteria, the property may be elected for Small Business Rates Relief.

PLANNING

We understand that the property falls within Use Classes B2 and E, as defined by the Town and Country (Use Classes) Order 1987, (Amended) (England) Regulations 2020.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned.

TENURE

The property is available freehold at 'offers around' £450,000 (four hundred and fifty thousand pounds) to include the F&F.

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