

For  
Sale



## Seven Stars Garage

Wallgate, Wigan WN3 5AT

Garage premises and business

**PARKINSON**  
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## Key Highlights

- **Garage premises equating to circa 235 sqm**
- **Opportunity to acquire a fully operational business**
- **Fully fitted garage with 3 vehicle ramps and tools associated with vehicle repairs**
- **Well established business with regular and repeat business from local customers**



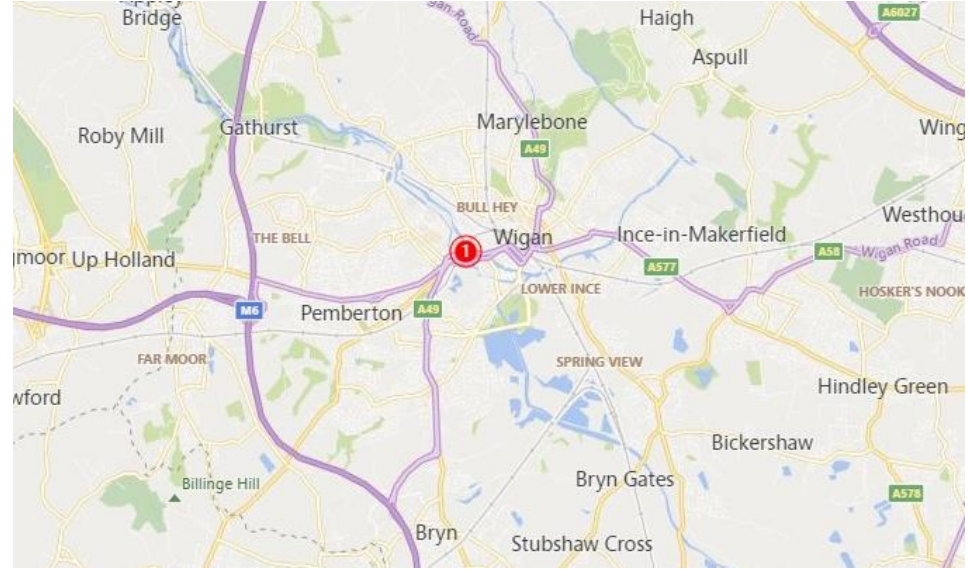
## Location

The subject property is located in a prominent position just south of Wigan town centre and off Wallgate, which is one of the main arterial routes from the south leading to and from the town. The property is situated on Seven Stars Bridge close by to other similar commercial users and offering visibility to Wallgate.



## Description

The property provides for a workshop benefiting an area accommodating 3 vehicle ramps, store room, 2 offices, kitchen and WC facilities. To the front of the property is a forecourt area suitable for parking or potentially some vehicle display spaces. The premises benefits from CCTV and intruder alarm systems.





## Accommodation

The premises extends to 235 sqm (2,535 sqft) or thereabouts on a gross internal area basis.

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## Business

This is a well established business with a good reputation and loyal customer base providing repeat income. The business carries out general vehicle repairs and MOTS and it is considered that there is considerable scope to increase turnover by increasing the volume of existing services offered and additional service streams to be added.

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## Opportunity

This well earned pending retirement of our client provides the opportunity for prospective buyers to take over and enhance this established and proven sustainable business all within a freehold property, offering an extremely rare opportunity. Our clients are therefore seeking offers from interested parties, to acquire the property along with the goodwill of the business.

We are seeking offers in excess of £200,000 plus an additional sum, to be negotiated, for stock and inventory at the time of purchase.

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## Title

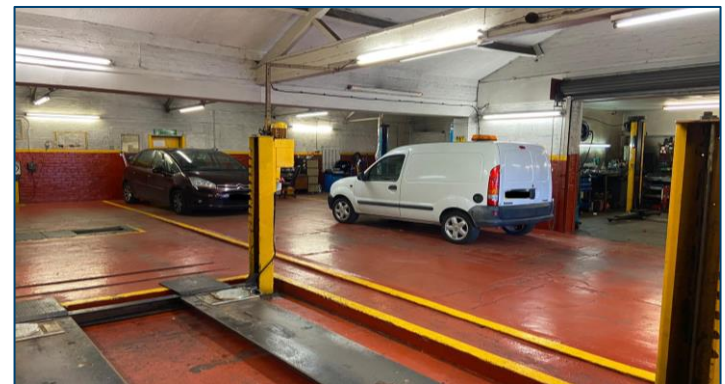
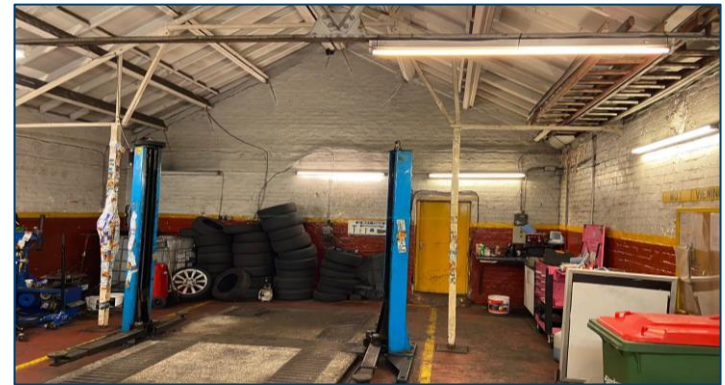
We understand the property is held freehold under title number GM148449.

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## Business Rates

We have been unable to establish a business rates assessment for the premises and interested parties should make their own enquiries with the local authority business rates department or via the Valuation Office.





## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Vendors solicitors prior to the release of any legal documentation.



## EPC

The property has an Energy Performance Rating of E-125. A copy of the certificate can be made available to parties upon request.



## VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be applicable at the prevailing rate. Your legal adviser should verify.



## Further Information & Viewing Arrangements

Further information such as accounts, detailed inventory of fixtures and fittings and stock held can be provided to interested parties following initial meetings and a viewing of the premises with the owners of the business. Please contact the agents at the **WIGAN** office for further details and viewings.

**All viewings strictly by prior arrangement with the selling agent and interested parties are requested not to attend without having made an appointment.**

**Anti Money Laundering** –In accordance with Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore, any proposed purchaser/tenant is to provide proof of identification and address and to confirm the source of funding.

**Disclaimer** - These particulars are only a general outline for the guidance of an intended purchaser or lessee and do not constitute in whole or part an offer or contract. All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom they act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Photographs may show only certain parts and aspects of the property at the time when then the photographs were taken and should not be relied upon. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in working order. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Whilst best endeavours have been made to ensure that the information provided in these particulars is materially correct the information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant should satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. Neither Parkinson Property Consultants Ltd or anyone in its employment has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.

Subject to contract.

Oct 2022 v3 Ref: AG0520

# PARKINSON

## REAL ESTATE

ENQUIRIES AND VIEWINGS STRICTLY BY  
APPOINTMENT WITH THE AGENTS

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