



## **Busy Profitable Leasehold Garage Business**

**104A Eastwood Ave, Shawlands, Glasgow, G41 3NZ Ref. 2824**

**This is a rare opportunity to acquire a well established garage in the heart of Shawlands on the south side of Glasgow.**

**Providing mechanical repairs, servicing, brakes, suspension and diagnostics on all makes of cars but specialising in Alfa Romeos.**

**Great location in a high footfall densely populated area with long-standing customer relationships and significant scope for further growth.**

**Business, leasehold interest, equipment, fixtures and fittings for sale at offers over £49,000.**

**VIEWING IS HIGHLY RECOMMENDED**

**However is strictly by appointment through The Business Sales Agency.**  
**No approach may be made directly to the property nor should enquiries be made of any staff at the premises.**

**0333 6000 888**

**[www.businesssalesagency.com](http://www.businesssalesagency.com)**

**The Business Sales Agency, 38 Queen Street, Glasgow, G1 3DX**

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Ref. 2824

### Type of business:

Established for over 37 years this business provides servicing and mechanical repairs to all makes of cars but has specialised in Alfa Romeos.

The business benefits from an excellent local reputation with 5 star google reviews.

The garage is fully equipped and the sale includes all major items of equipment including 3 two post ramps, an air compressor and a waste oil heater which heats the unit at no additional cost.

Inside there is space for 4 - 5 cars and in a private courtyard there is parking space for a further 4 - 5 vehicles. There is additional unrestricted on street parking outside the property.

Two trusted local MOT stations which handle MOTs.

### Financial information:

This is a consistently profitable business which has significant potential for future growth. To date it has relied on word of mouth referrals and not had to market its services but a proactive sales and marketing effort and social media could easily generate increased turnover.

The sale price includes all the garage equipment, fixtures and fittings. The owner's personal tools are not included in the sale. Further financial information can be made available to serious interested parties after viewing.

### Staff:

Run by the owner who is prepared to provide a handover familiarisation period for the purchaser.

### Opening hours:

8.30am - 5pm Monday - Friday.

### Premises:

The business is conveniently located in the heart of Shawlands and is based in a secure private yard entered from Eastwood Avenue. The 154m2 garage premises comprise the workshop together with an office and kitchen with mezzanine storage above and a staff toilet.

There are security gates to the main entrance to the yard and large roller shutter doors to the workshop.

### Tenure:

Leasehold. Rent £850 per month. New 5 year rolling lease available. Rateable value £6,700 so no rates payable.

**Agents Notes:** These particulars are for the general guidance of interested purchasers and lessees and do not form part of any offer or contract. All descriptions and any other details are given without responsibility on the part of The Business Sales Agency or their vendor client and any intending purchasers should not rely on them as statements or representations of fact. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer by inspection or otherwise. Neither The Business Sales Agency nor their employees make or give any warranty whatsoever in relation to the business and/or property described herein.

