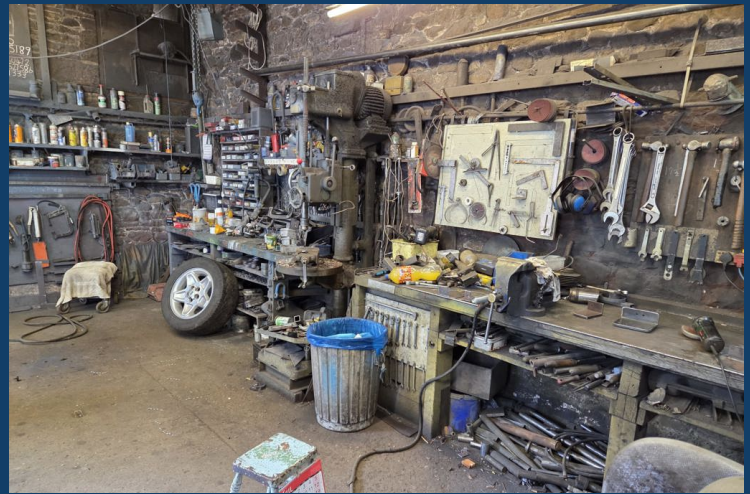


FOR SALE

130.05 Sq Ft



P DOBINSON LTD, NEW RENT WORKSHOP, HUTTON-IN-THE-FOREST, PENRITH, CA11 9TJ

- Leasehold agricultural engineering business.
- Retirement sale
- Fully equipped business.
- Business could be easily adapted to car repairs, or similar engineering/repair business.
- Relocatable business, although currently the business rents its premises at £50pw

DGRE

NEW RENT WORKSHOP, HUTTON-IN-THE-FOREST, PENRITH, CA11 9TJ

Long established leasehold agricultural engineering and lawn mower repairs business for sale. The business occupies a series of stone buildings around a gated yard in a pleasant rural location. The business is supported with work from the Inglewood Estate, as well as serving many local farmers and private individuals.

This is a well equipped business with 3-phase saw, welder, compressor, pillar drill, grinder and hydraulic press. The workshop is fully equipped with an extensive range of electric tools, hand tools, drill bits, blades, disks, nuts, bolts, trolley-jacks, stock steel, work benches, 1 ton rail crane, pressure washer, etc. Also included will be a vehicle lift and digger used for lifting steel although these may be obsolete and only have scrap value.

The business occupies a main workshop, with a two storey parts store attached, a gas bottle store and oil store. There is a WC in the oil store building as well as a parts wash. Externally there is a 20' storage container in the yard.

The business has traded for 40-years, but has more recently been running on decreasing hours a part-basis as the owner approaches retirement. In 2021 the turnover was £83,891 excluding covid support payments, with an Adjusted Net Profit/ EBITDA of £47,886, for 2022 the turnover was £60,351 with an Adjusted Net Profit/ EBITDA of £24,306 for 2023 the turnover was £55,774 with an Adjusted Net Profit/ EBITDA of £19,443 and for 2024 the turnover was £41,264 with an Adjusted Net Profit/ EBITDA of £16,430. The turnover and profitability should easily be increasable, with longer hours, limited advertising and diversification into similar business streams, such as motor vehicle repairs.

Location

The business is located in a rural location in Hutton in the Forrest close to the village of Skelton.

Skelton is a small village and civil parish about 7 miles (11 km) north west of Penrith in the English county of Cumbria. It is on the former route of the B5305 road, which is now about 1 mile (2 km) to the north.

The village has a primary school, pub, and Anglican and Methodist churches.

Accommodation

The business occupies a number of former agricultural buildings comprising a main workshop, two storey parts store, a gas bottle store, an oil store which are located off a gated yard, and a separate lock up garage which is outside the main gated yard.

	Sq Ft	Sq M
Ground floor	43.65	469.85
Ground floor	17.3	186.22
First floor	17.3	186.22
Ground floor	10.76	115.82
Ground floor	22.63	243.59
Ground floor	18.41	198.17
TOTAL	130.05	12.08

Tenure

The business currently occupies its premises on FRI terms at a rent of £50pw. The landlord has indicated a new lease would be available to a purchaser of the business at a rent to be agreed.

VAT

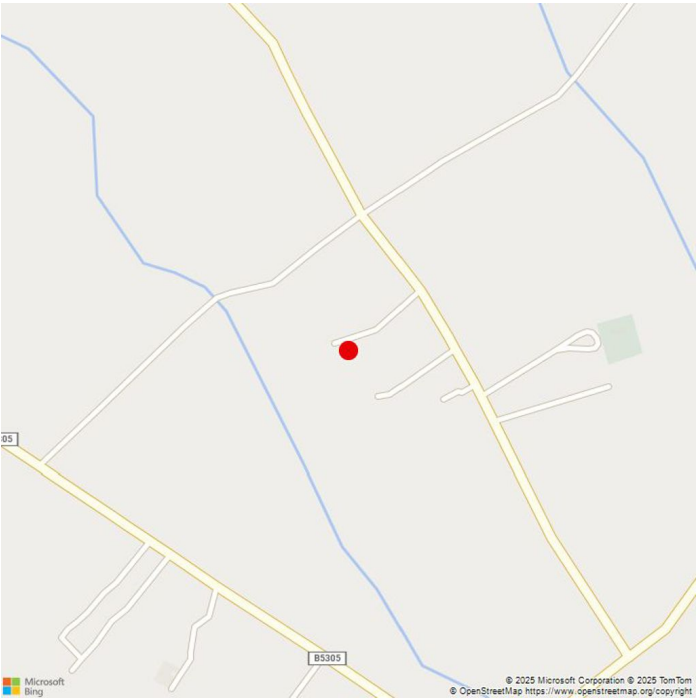
All references to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Stamp Duty Land Tax is liable at the prevailing rates where appropriate.

Planning Information

Prospective purchasers or tenants should satisfy themselves that the proposed use complies with all planning regulations by making enquires of the local planning authority. We understand the building is not a listed building and is not in a conservation area.

Services

Understood to be connected to mains water electricity and sewerage. No warranty is given regarding the working order of any appliances or services referred to in these particulars.



Additional Information

Price

£35,000 For the Leasehold

EPC

An EPC has been commissioned.

Viewing

Strictly by appointment through DGRE.

DGRE Agency Admin
03333201400
admin@dgre.uk