

**Cope's Garage, Wellington Street,  
Long Eaton, Nottingham  
NG10 4JQ**

**£375,000 Freehold**



THIS IS A DETACHED BRICK GARAGE/WORKSHOP WHICH IS BEING SOLD AS A GOING CONCERN BUT COULD HAVE MANY DIFFERENT USES AND THERE IS A 'T' SHAPED PIECE OF LAND AT THE SIDE AND REAR OF THE BUILDING.

Being located on Wellington Street, this commercial building is approx 3000 sq.ft in size and for the past 60 years has been used as a garage and MOT testing station. We have been instructed to market the property as a going concern, with all the vehicle inspection ramps and other equipment associated with vehicle repairs and servicing to be included in the sale - a full inventory of what is included can be supplied to interested parties.

There is also an adjoining T shaped piece of land which extends behind the main garage building and on the land behind the garage there is a wooden building (33' x 22') which could easily be let to a business with there also being a structure that connects this building to the rear of the garage. The land is currently let under a lease agreement and could, subject to obtaining the necessary permission, be further developed or used for storage.

For more information about Copes Garage and adjoining land, please call Mark Philpott at Robert Ellis on 0115 946 1818 where you can also arrange a viewing.



### Parking

At the front of the property there is the driveway and parking area which provides off the road parking for several vehicles and to the left hand side of the main building are double gates leading to the 'T' shaped piece of land which runs down the left hand side of the building.

### Entrance Doors

At the front of the building there are wooden external sliding double opening doors.

### Workshop/MOT Testing Area 80' x 37' approx (24.38m x 11.28m approx)

The workshop has windows to both sides and there is an oil fired heating system. The equipment includes a vehicles rolling road with a brake tester; digital MOT computer; rolling road for motorbikes, 2 four poster ramps (3 and 4 tonnes), 2 poster ramps with extending arms (2.5 tonnes), motorbike service ramp, spring clamp, gearbox jack and a large axel stand and other items.

### Office 12'10 x 10'3 approx (3.91m x 3.12m approx)

### Store and w.c. 10'2 x 9'4 approx (3.10m x 2.84m approx)

### Building at the Rear 33' x 22' approx (10.06m x 6.71m approx)

### Middle Room at the Rear 13' x 8' approx (3.96m x 2.44m approx)

This connects the large wooden building at the rear to the back of the garage building.

### Additional Land to the Left of the Garage

Double opening gates which provides access to the 'T' shaped piece of land at the side and rear which has the large wooden building at the rear of the main garage. The land can be used for storage, or subject to obtaining the necessary permissions, for further development.

### Directions

Proceed out of Long Eaton along Derby Road and after passing over the canal bridge, Wellington Street can be found as the sixth turning on the right hand side. 8773AMMP

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 9mbps Superfast 59mbps Ultrafast 1800mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

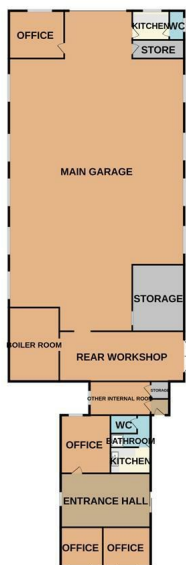
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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