



Vales Garage, Milland, Liphook, Hampshire
Freehold Business - Guide Price £850,000

Vales Garage

RAKE ROAD MILLAND LIPHOOK HAMPSHIRE GU30 7JS

Guide Price £850,000 Freehold

A very interesting village garage business that has been trading for many decades supplying the local community with automotive services including MOT station, repairs and servicing, tyres and car sales.

Sitting on a site of 0.232 acres (0.094ha), this going concern is of interest to entrepreneurs, operators and investors.

Annual Turnover (January to December) not including car sales.

2019 - £236,220

2020 - £244,939

2021 - £255,195

2022 - £271,690

2023 - forecast £270,000

Further financial information available on request.

Unconditional offers only are sought and the business is being sold. There is no VAT applicable.

Viewings by appointment only with the Agent

- **Freehold business for sale (the shares will be transferred)**
- **Total site area 0.232 acres (0.094ha)**
- **Popular village location**
- **Possible redevelopment site**
- **Currently trading as MOT station, service, tyres and car sales**
- **Workshops and offices approximately 3,000 sq ft (280 sq m)**
- **Alternative business opportunities**
- **Currently B1 usage**

CG HASLEMERE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

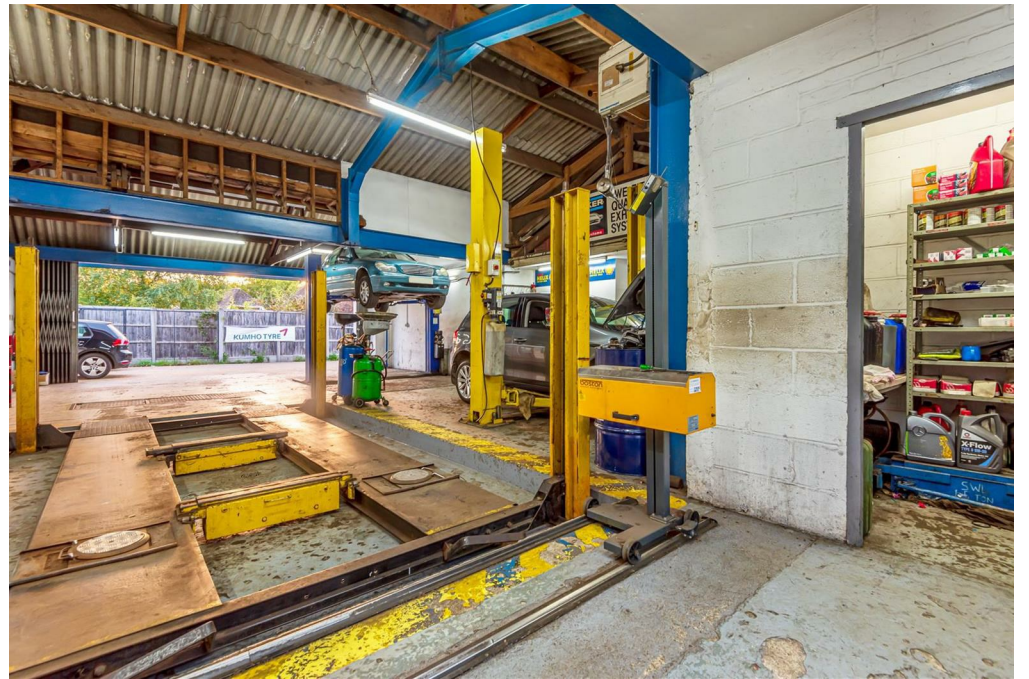
Contact: Mark Steward 01428 664800

E: mark.steward@clarkegammon.co.uk

clarkegammon.co.uk

Local Authority: Chichester District Council - Rateable Value 11,000 Gross amount payable 2022/23 £5,488

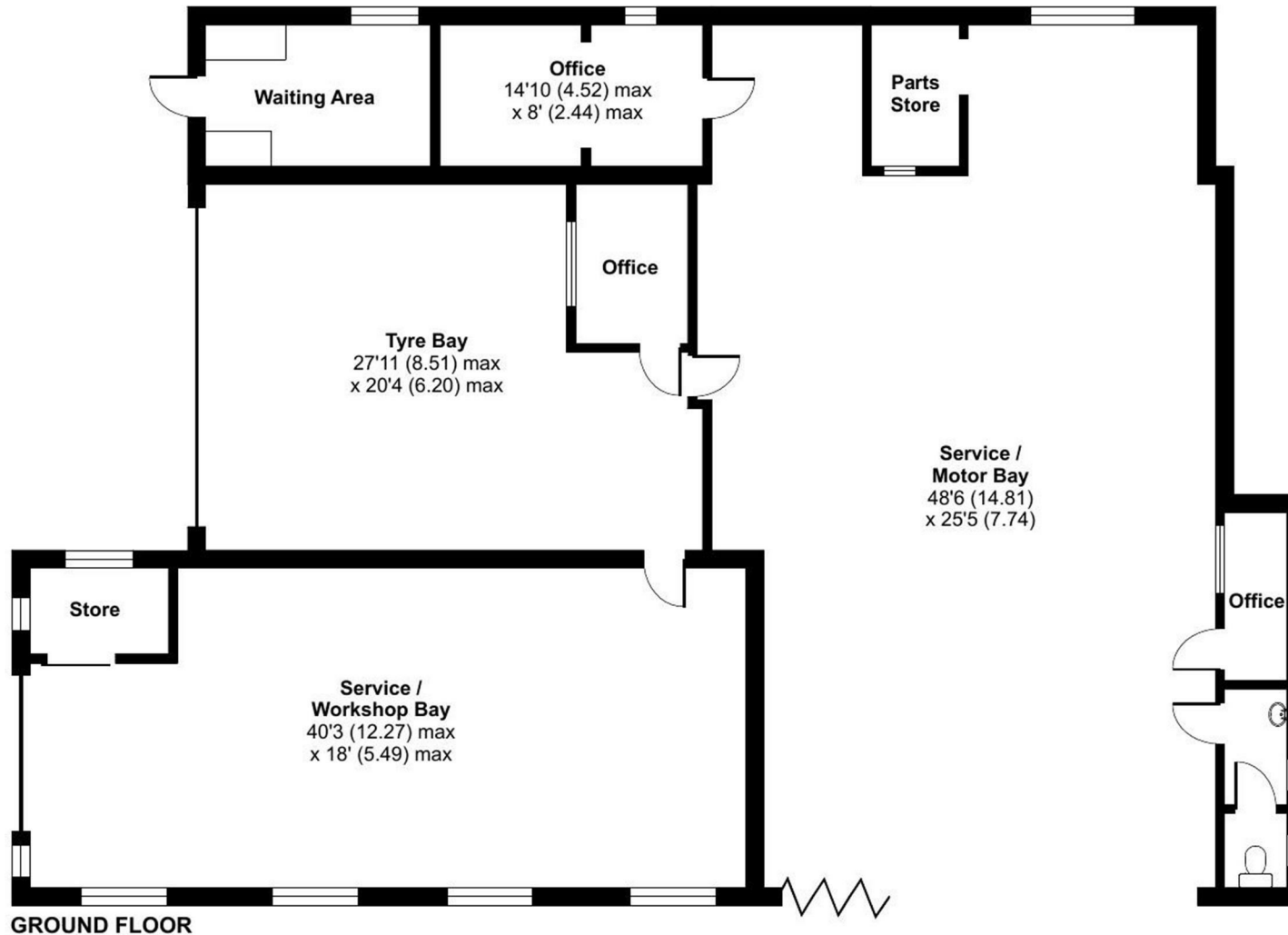
Services: All main services are connected to the site



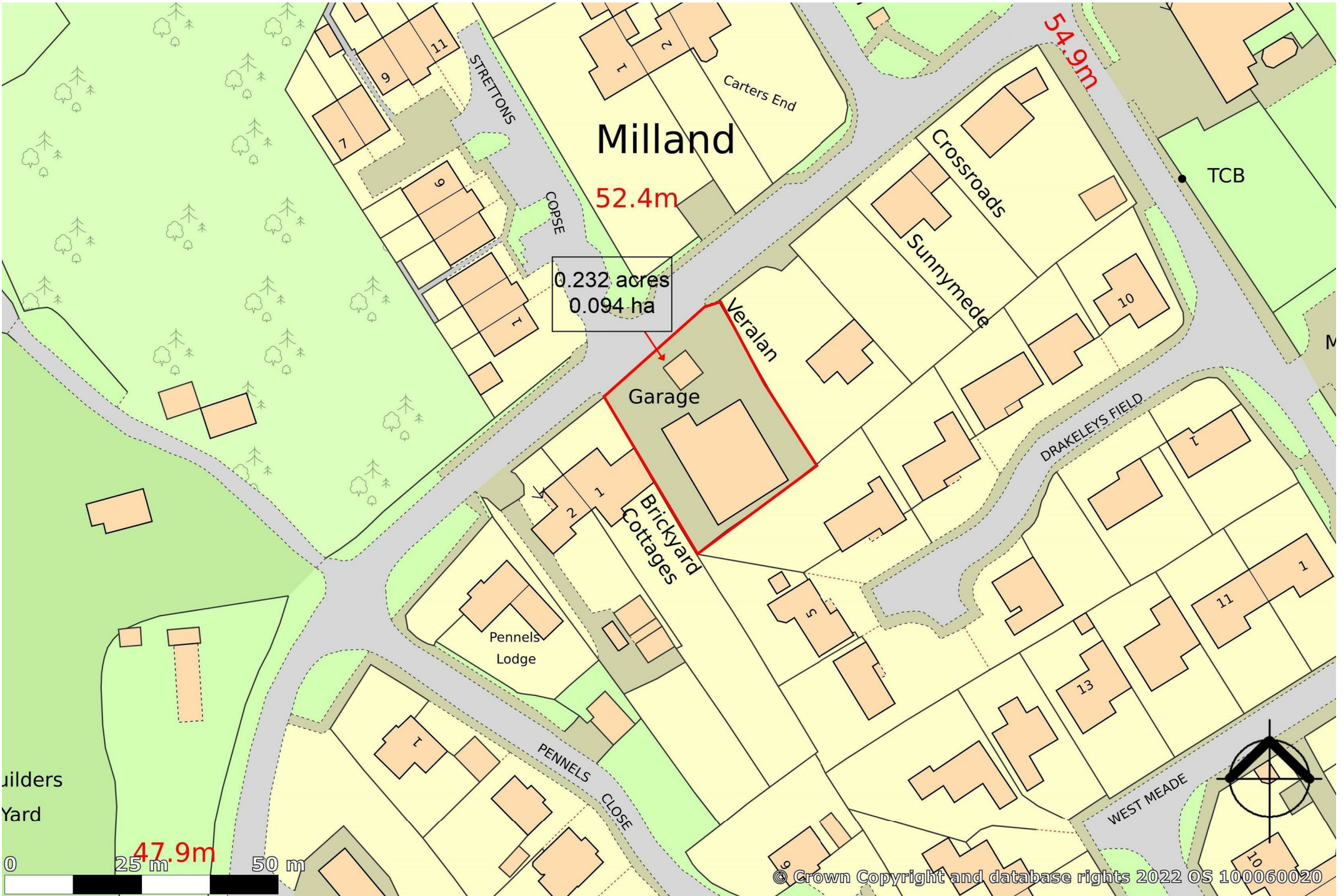
Rake Road, Milland, Liphook, GU30

Approximate Area = 3024 sq ft / 280.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Clarke Gammon. REF: 910224



Milland

0.232 acres
0.094 ha

Garage

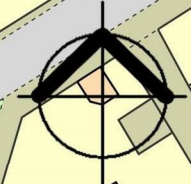
Brickyard Cottages

52.4m

54.9m

47.9m

0 25 m 50 m





FURTHER INFORMATION

As far as we can ascertain Vales Garage has been a garage since before the second world war providing services for the village and local area. A highly popular operation with a good turnover fluctuating at around £250,000 per annum. Operating primarily on MOTs, workshop and tyre supplies. There is also a car sales operation which is dealt with separately on a commission basis. Further information available on request.

Petrol services ceased approximately ten years ago and the petrol tanks have been sealed and filled.

PLANNING AND DEVELOPMENT

The garage sits within the village envelope within the South Downs National Park and whilst redevelopment would be considered, the Agent feels the value is in the garage operation, as the Local Authority would not take kindly to loss of employment and village amenity.



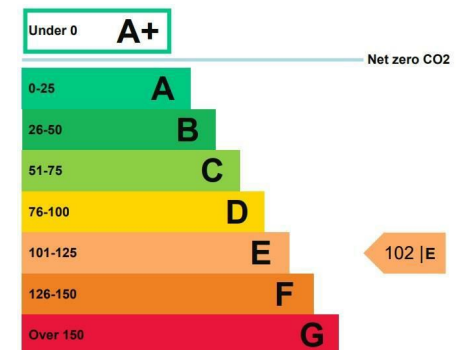
SITUATION AND DIRECTIONS

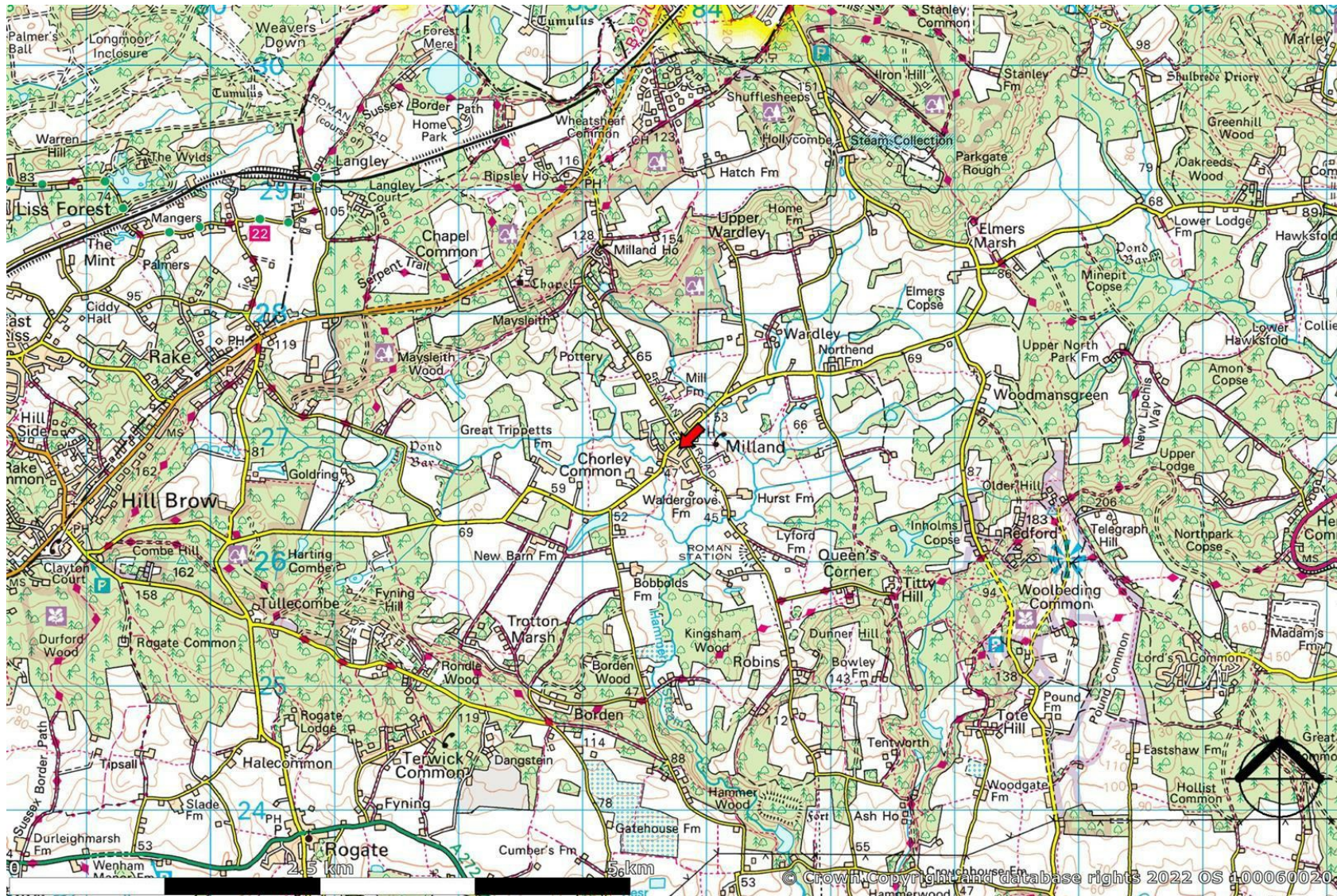
Set within the South Downs National Park, Milland has a popular public house, recreation ground, village hall, church and shop. Liphook village is approximately three and a half miles away and has a main line station with services on the London Waterloo to Portsmouth line and amenities including Sainsbury's superstore, schools for all ages and doctor/dental surgeries, whilst the nearby towns of Haslemere and Petersfield both offer more comprehensive shopping and recreational facilities.

From Liphook, proceed along the B2070 Portsmouth Road southbound turning left shortly after Liphook Golf Club into Milland Lane, proceed down the hill into Milland Valley and upon reaching the village turn right at the crossroads where the Garage will be found on the left.

- Liphook – 3.5 miles**
- A3 access at Bramshott – 4.5 miles**
- Midhurst - 6 miles**
- Petersfield – 7 miles**
- Haslemere – 7.5 miles**
- Guildford- 20 miles**
- M25 Junction 10 (Wisley) – 28 miles**

All distances approximate





AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

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