

# SHEPHERD COMMERCIAL

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## **FOR SALE CAR SALES BUSINESS MOT GARAGE, WORKS AND REPAIRS**



*Known as:*

**HIGHPOINT MOTOR COMPANY  
189 WOLVERHAMPTON ROAD  
OLBURY  
WEST MIDLANDS  
B68 0LR**

- \* For sale as a Going Concern
- \* Established over 30 years
- \* Tremendous scope to further increase turnover
- \* Prominent car sales
- \* CEPC Rating: D
- \* Genuine retirement sale

### **PURCHASE PRICE**

**All enquiries for the benefit of the;  
Freehold, Goodwill, Fixtures and Fittings**

**LOCATION:**

The premises are located to the southern side of the A4123 Wolverhampton Road at its junction with Bleakhouse Road in Oldbury, approximately ½ a mile north of the A456 Hagley Road.

Birmingham City Centre lies some 6 miles to the east, Dudley some 8 miles to the north west and Wolverhampton some 16 miles to the north west.

The surrounding locality is predominantly residential with all local amenities in the immediate vicinity including; schooling, shopping and transport etc.

**DESCRIPTION:**

The property comprises a detached predominantly single storey building of brick construction set within the centre of the site surrounded by roadway of tarmac and concrete providing car parking to the front for approximately 20 vehicles and a rear car park for a further 15 vehicles.

To the front of the building located to the ground floor is a reception office. Offices are located to the first floor and to the rear is a single storey workshop having a mono pitched corrugated asbestos roof on light steel trusses. Access to the rear workshop is by way of three concertina steel doors directly off the car park. The workshop is fitted as a Class IV MOT station.

To the left-hand end of the building is a small PDI Unit with concertina steel doors to both front and rear elevations. Floors throughout are of solid construction, lighting is by way of fluorescent fittings and heating is by way of suspended gas fired blow heater.

The property is to be disposed of with the benefit of all fixtures and fittings to include;

1 x 4 post ramp

2 x 4 post ramp

Gas analysers

MOT garage fittings etc.

**ACCOMMODATION:**

**Ground Floor:**

Workshops, Offices & Stores 1,404 sq ft

**First Floor:**

Offices 616 sq ft

**Gross Internal Floor Area 2,020 sq ft**

*Whilst every effort has been made to ensure that the above floor areas are accurate and have been measured as in accordance with the RICS code of measuring practice, we would recommend that interested parties should verify these for themselves.*

**TENURE:**

The premises are to be offered for sale Freehold

**RATING ASSESSMENT:**

The Rateable Value is £6,100.

*We would recommend that any interested parties contact Sandwell Council Rates Department on 0845 351 0017 to verify these figures.*

**SERVICES:**

We understand all mains services are connected to the property.

**BUSINESS:**

The business is being sold as a Going Concern to include all items of fixtures and fittings.

Audited accounts can be produced to bona fide purchasers.

**PURCHASE PRICE:**

All enquiries for the benefit of; the Freehold, the Goodwill and the Fixtures & Fittings.

**VIEWING:**

Strictly by appointment with the Agents.

Shepherd Commercial – 01564 5778890

Or via email to; [enquiries@shepcom.com](mailto:enquiries@shepcom.com)

**PHOTOGRAPHS OF HIGHPOINT MOTOR COMPANY**



**Garage**



**Rear Service Bay**

**Special Note:** On acceptance of any offers a non-returnable deposit of £500 + VAT must be paid to cover any abortive legal costs should a purchaser/tenant not proceed to completion.

E-mail: [enquiries@shepcom.com](mailto:enquiries@shepcom.com)

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