

Although we have not carried out a structural survey of the property from our brief inspection it appeared to be in very poor condition due to a lack of maintenance over many years. The house is in need of complete modernisation if it is to remain and the workshops and offices really ought to be demolished due their poor state of repair.

## **Accommodation**

The floor areas have been calculated on a gross internal basis according to the RICS Code of Measuring Practice.

### ***Commerical Premises***

|               |              |              |
|---------------|--------------|--------------|
| Main workshop | 74.9         | 806          |
| Office/shop   | 22.6         | 243          |
| MoT workshop  | 76.3         | 820          |
| <b>Total</b>  | <b>173.6</b> | <b>1,869</b> |

### ***House***

#### ***Ground floor***

Entrance hall, living room, dining room, kitchen

#### ***First floor***

Three bedrooms and bathroom with WC

## **The Business**

We have been supplied with the last three year's accounts by the owner's chartered accountants, Ross Brooke. We have also been supplied with a set of the accounts for 1990 when the business was in a much healthier state.

Over the last three years the turnover has steadily declined and in 2003 the business made a loss which we understand will also be the case in 2004.

|          | <b>2001</b> | <b>2002</b> | <b>2003</b> |
|----------|-------------|-------------|-------------|
| Turnover | 398,416     | 363,009     | 358,121     |
| Profit   | 13,535      | 15,833      | (5,205)     |

In 1990 the turnover was around £500,000.

The site stopped selling petrol just over 18 months ago as the through-put was too low to make it viable to continue.