



Offers in excess of £425,000
Frank Bright Recovery Ltd, Llangunllo

johnamos
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For sale a vehicle recovery business in Powys that operates within a 40/50 mile radius of its base at Llanbister Road, Llangunllo. Includes mobile home with planning permission for a three bedroomed bungalow, high specification garage and workshop building and fleet of recovery vehicles. All ENQUIRIES TO JOHN AMOS RURAL 01568 610007.

Introduction

Vehicle repair and recovery business yard, together with Planning Permission for a three bedroom bungalow.

The Area

A unique opportunity to purchase a vehicle recovery business based in Powys, Mid Wales that operates within a 40 / 50 mile radius of a significant number of franchises or services agreements with many of the major UK recovery businesses.

An ongoing trading business in a beautiful rural area, with potential to development the already established recovery business with other vehicle repair services. Well located to offer prompt access to areas around Builth Wells, Llandrindod Wells, Newtown, Shropshire and North Herefordshire. This is an ideal business opportunity.

Frank Bright Recovery Limited

Frank Bright started his recovery business in 1979. He has lived in the area all his life and established a well regarded reputation for good service to locals and visitors to the area. With growing reputation and a fleet of good quality recovery vehicles Frank Bright Recovery Limited is able to offer services to a wide range of customers in the surrounding areas.

Residential Accommodation

Currently the residential accommodation on site comprises of a 35ft x 12ft two bedroom mobile home with planning permission for occupation by persons working or mainly working within the recovery and garage business. The accommodation comprises the following:-

Living Area

Kitchen Area

Bathroom / Shower Room

Double Bedrooms

Twin Bedroom

Residential Planning Permission

The garage site benefits from planning permission PR357303. This is for the construction of a new 3

bedroom traditionally built bungalow with conservatory. The development must be commenced no later than 24th March 2014. Occupation of the bungalow is limited to a person or persons solely, mainly or last working in emergency vehicle recovery service or a widow or widower of such a person and to any residential dependents. The accommodation comprises:-

Kitchen
Dining Room Area open to
Lounge double doors through to Conservatory
Utility Room
Family Bathroom
Bedroom One with en-suite WC
Bedroom Two - Double
Bedroom Three - Three

Access

The property is approached via a gateway directly off the B4356 Llanbister Road. The property benefits from having in excess of 1.12 hectares (2.77 Acres) of land. This gives ample areas for development of the bungalow with substantial gardens together with the parking of vehicles associated with the recovery business.

Commercial Accommodation

This comprises:-

Workshops
Offices
Lean-to Storage Area
Ample parking for recovery, client and courtesy vehicles

Details of the Workshop accommodation are as follows:-

Main Workshop

44'2" x 38'9" (13.47m x 11.82m) Two entrance doors of 3 metre widths and 2.8 metres of headroom. Of steel portal frame construction with box profile insulated panel roofing and walls with concrete blocks up to approximately 1.20 metres. This benefits from workbench, airline points and electrical points down both sides and service pit. Door leads to

Second Workshop

29'4" x 37'8" (8.95m x 11.49m) (The Workshops are separated by a fire resistant wall)
With welding and workbench area 4.44m x 4.42m, complete with multi airline points surrounding the workshop, two double bay door widths of sliding doors containing a Tecalemit 3 tonne car lift and door off to:

Spares Store

13'4" x 14'5" (4.07m x 4.39m) With airline pipe and electrical sockets. Set out with a range of shelving and storage units.

Offices

22'9" x 11'7" (6.93m x 3.53m) Joining the main workshop building, of concrete block construction with insulated box profile roofing. Additional insulated ceiling panels above the office, waiting room and toilet area.

With external access and containing Reception Desk, shelving to three sides and fitted or separate desk units with door leading to:-

Lean To

Of steel portal frame construction with box profile roofing sheets and walls. Containing racking for storage of tyres and space for two recovery vehicles.

Kitchen / Waiting Room Area

9'11" x 11'7" (3.02m x 3.53m) Seating area, leading to toilet area comprising w.c., sink, hand heater and plumbing for dishwasher, washing machine and clothes dryer.

Services

The residential mobile home unit benefits from oil-fired central heating, mains water and septic tank drainage.

The workshop and office building benefits from mains electricity and septic tank drainage. Heating in the office and waiting area is by electric storage or convection heaters, whilst the workshops benefit from the use of space heaters where appropriate.

New room

EPC

Services

Directions (LD1 5UT)

From Leominster take the A44 towards Brecon and at Barons Cross turn right onto the B4360 Cholstrey road. Continue on the B4360 to the T-junction with the A4110 turning right for approximately 2¼ miles. At Mortimers Cross turn left onto the B4362 for approximately 7 miles until you reach Presteigne. Taking the first junction off the roundabout proceed for an additional 0.25 of a mile turning right again onto the B4356 for a further 6 miles. At the junction with the A488 turn right then left back onto the B4356 for another 6 miles and Frank Bright Recovery can be found on the left hand side approximately ¼ of a mile after going under the railway bridge.

Agent's Contact

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