



BODYFIX NEWCASTLE

Unit 6 Cecil Court, Maurice Road Ind Estate, Wallsend NE28 6BY

- Auto Body Repair Business
- Same Ownership 22 Years+ (Genuine Sale)
- Designated Parking
- Excellent Reputation
- Rent £12,052 per annum
- Turnover £105,164 (2024)
- Spacious Unit 150 sq. m. (1,624 sq. ft.)
- New Lease Terms Available
- Includes All Fixtures & Fittings
- Service Charge £1,183.40 per annum

Price: £29,950 Leasehold

COMMERCIAL

Location

The business is situated within Maurice Road Industrial Estate in Wallsend. Located in the south of Wallsend the business is within close proximity of the Tyne Tunnel & the A19 which provides access to road networks to both the south and North of the country and to the A1058 Coast Road which provides access to the centre of Newcastle.

Business Description

BodyFix Newcastle is a body shop business that has been running from this location for over 22 years, in which time it has built up an excellent reputation with many happy customers returning time and time again for further work to be carried out. The business prides itself on offering great repairs at great prices. They undertake all types of body repairs including dents, scuffs, scratches, paintwork and sealant protection. This is a genuine sale with our client looking to retire.

Property Description

The business trades from a single storey commercial unit circa 150 sq. m. (1,624 sq. ft.) it is predominantly open plan with small office and W.C facilities.

Inventory

2 x Hydrovane compressors (plus back up compressor).

Extraction unit (fitted with ducting).

Computer/printer (painting scheme program installed).

Power Tools (Inc – bench drill machine, bench grinder, bench buzz saw, machine polisher, infra red heat lamp, trolley heat lamp, jet wash).

Miscellaneous Tools (Inc – 2x spray guns, primer gun, 2x air lines, 2x da sanders, windy grinder, windy saw, trolley jack, ramps, axel stands, gas bottle heater).

All paint chips, shelving/cupboard & general office equipment.

Paint & Materials (Inc sanding discs, masking tape, sheeting, polish, rubbing down paper, masking paper, fillers, valet clothing).

Car Parts (Inc – doors, wings, bumpers etc)

Accessories & fittings (Inc – clips, screws, nut, bolts & washers).

Staff

The business is owner operated with the assistance of 1 member of staff who will also be leaving when a sale has been agreed.

Tenure

Leasehold – The current lease is rolling over, a new lease would be available through North Tyneside Council subject to terms and conditions.

Rent

£12,052.50 per annum

Service Charge

£1,183.40 per annum (relating to the common areas of the estate)

Price

£29,950

Turnover

£105,164 - 2024 / £76,804 - 2023 / £71,962 - 2022

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £7,600

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

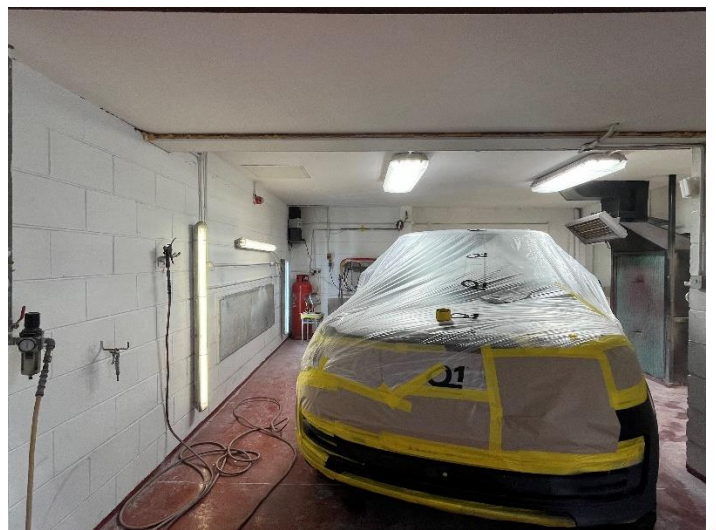
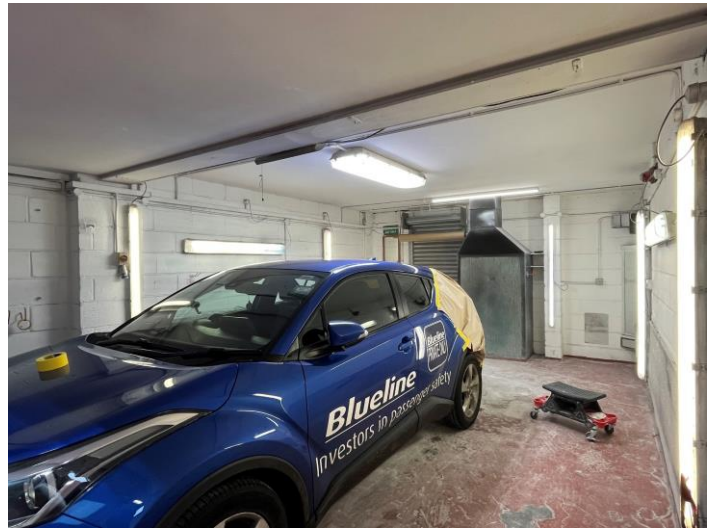
Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref: I143 (Version 1)

Prepared: 09/12/2024

COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573

COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573