



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 £7,704 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 Included

Price: £29,950 Leasehold

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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

£7,704 per annum

Service Charge

Included in Rent

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.

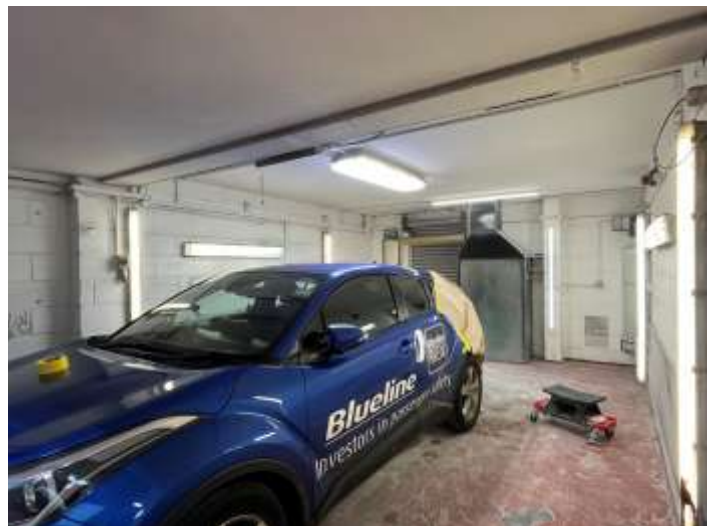
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3. Any areas, measurements and distances given are approximate only.

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