

Fully Equipped Joinery Shop

REF: NE1992

Mark Williams Furniture, Unit 20 Simcox Court, Riverside Park,
Middlesbrough TS2 1UX



- Fully fitted joinery workshop.
- Extends to circa 1,500 sq.ft. (139 sq.m.)
- Located on busy trading estate.
- Close to excellent road links.
- New lease at £850 per calendar month.
- PRICE FOR EQUIPMENT £55,000.



Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property

Location

The property is located within a busy courtyard on Riverside Park which is an industrial estate to the north of Middlesbrough town centre. Access is quick via the A66 which links directly onto the A19 Trunk Road.

Description

Comprises a single storey workshop of brick construction with a flat roof over. Internally the unit is laid out with an open plan joinery workshop and a spray booth within. Access is via a roller shutter to the front and then there are separate personnel doors to the front and back.

Business Opportunity

The unit has been operating as a joinery workshop since 2018 and is fully fitted and equipped for the trade. Most of the plant and machinery was new in 2018 and supplied by Felder. The equipment includes a panel saw, planer, morticer, sander and edge bender plus other large items and an inventory could be supplied if requested. In addition to the main plant there will be a large selection of accessories included such as drill bits and hand tools.

The seller makes bespoke items for private clients on request but also has regular enquiries from a kitchen designer in London and all potential streams of work could be passed on.

Accommodation

The property has the following Internal Areas;

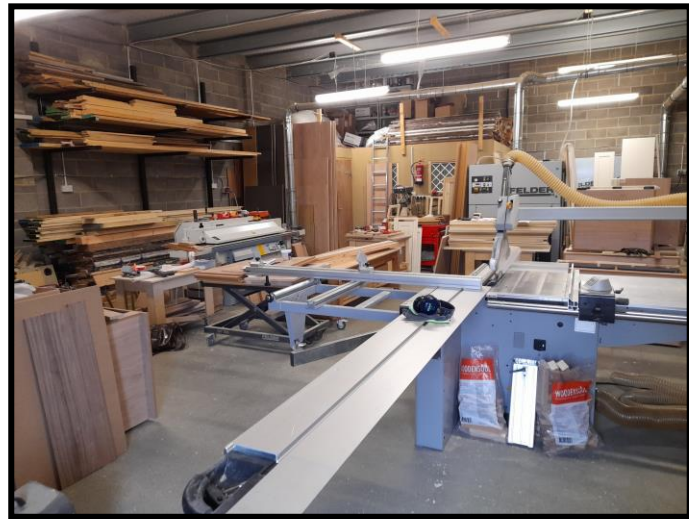
Ground Floor

Joinery Shop circa 1,500 sq.ft. (139 sq.m.).

W.C.

External

Parking Spaces To the front of the unit.



Business Rates

The premises are assessed as follows:

Description	Rateable Value
Warehouse & Premises	£7,400

Rates free incentives subject to status.

Tenure

The property is available to lease for a term to be agreed at a rent of circa £850 per month. There is a service charge towards the building insurance of circa £450 per annum.

EPC

Rating TBC

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.



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