

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE2041



North East Commercial
Property & Business Agents

GARAGE, BODYSHOP & MOT CENTRE t/a "M Wilson & Co"

Coburg Street, Darlington DL1 1TA
Lodge Street, Darlington DL1 1TD



Sales Particulars

- Thriving MOT and vehicle repairs business.
- Turnover circa £500,000 per annum and rising.
- Operating from 2 nearby self-contained sites.
- Garages of 2,500 sq.ft. and 2,150 sq.ft.
- Includes secure, outside yard areas.
- Genuine retirement sale.
- FREEHOLD, FIXTURES & GOODWILL OFFERS OVER £450,000.

4 Staithes
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Location

This business and the properties are located in the centre of Darlington, just off the A167 and within easy walking distance of the town centre and the railway station. The immediate area comprises a mixture of office, residential and industrial accommodation and vehicular access is straightforward with excellent road links from the surrounding area.

Business

This business was established from the Coburg Street site in 1971 and the business then expanded by acquiring the Lodge Street site in 2004. Over the last 50 years the business has built up an excellent reputation with strong levels of repeat business and a loyal customer base. The Lodge Street site supplies the bodywork services and MOT's (restricted to 8 per day) whilst the Coburg Street offers the more traditional mechanical and repairs. A commercial spray bake booth is installed within the Lodge Street site.

The properties are extensively equipped for the trade and the customer base is predominantly domestic. The business is licensed for Class 4 MOT's which can then lead to additional business, should any mandatory repairs be required.

This business presents an opportunity for a new owner to develop further and could suit either a new hands-on operator or a larger organisation looking to add another outlet to an existing network.

Property

Comprises two separate garage sites.

Accommodation comprises;

<u>Coburg Street</u>	
Workshop	circa 2,150 sq.ft. (200 sq.m).
Reception	
W.C.	
External Yard	with direct street access.
<u>Lodge Street</u>	
Workshop	circa 2,500 sq.ft. (232 sq.m.)
Reception	
Kitchen	
W.C.	
External Yard	with direct street access.

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



Trading Hours

Monday - Friday 8.30am - 5.30pm
Saturday & Sunday closed

Staff

To be sold with 5 full time mechanics.

Rates

The premises are assessed as follows:
Coburg Street Rateable Value £5,500
Lodge Street Rateable Value £7,200

Fixtures & Fittings

A full inventory would be made available prior to an exchange of contracts.

Tenure

We are advised that the titles are freehold.

EPC

Coburg Street Rating: G.
Lodge Street Rating: G.

Money Laundering Regulations

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