

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE2041.1



North East Commercial
Property & Business Agents

TRADING GARAGE OPPORTUNITY currently t/a "M Wilson & Co"

Coburg Street, Darlington DL1 1TA

Sales Particulars



- Thriving vehicle repairs business.
- Turnover circa £300,000 per annum.
- Established since 1971.
- Garage premises of 2,150 sq.ft.
- Convenient town centre position.
- Other complementary asset also available.
- FREEHOLD, FIXTURES & GOODWILL £225,000.

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Location

This business and property is 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 this location in 1971 and the business then expanded by acquiring another site on the Lodge Street 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 and offers a traditional mechanical and repair service.

The garage is fully equipped for the trade and the customer base is predominantly domestic

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 a self-contained, semi-detached property;

Accommodation;

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

Trading Hours

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

Staff

Currently operated by the owner with the help of 2 members of staff.



Rates

The premises are assessed as follows:
 Coburg Street Rateable Value £5,500
 Rates free incentives subject to status.

Fixtures & Fittings

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

Tenure

We are advised that the titles are Freehold.

Price

FREEHOLD PROPERTY & GOODWILL available for £225,000 to include all fixtures.

EPC

Coburg 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.

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