

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

4 Staithes
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OUR REF: NE2041.2



North East Commercial
Property & Business Agents

BODYSHOP & MOT CENTRE OPPORTUNITY currently t/a "M Wilson & Co"

Lodge Street, Darlington DL1 1TD



- Thriving MOT and vehicle bodyshop business.
- Turnover circa £200,000 per annum.
- Operating from convenient central site.
- Extensive garage of 2,500 sq.ft. plus yard.
- Fully equipped Class IV MOT centre.
- Internal commercial spray booth.
- FREEHOLD, FIXTURES & GOODWILL £225,000.

0191 487 8566

www.northeastcommercial.co.uk

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

Martin Wilson & Co was established from a garage on Coburg Street, Darlington in 1971 and the business then expanded by acquiring 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. This garage supplies bodywork and MOT services (restricted to 8 per day) and has a commercial spray booth installed.

The property is well equipped and the customer base is predominantly domestic. The business is licensed for Class 4 MOT's which can then lead to additional business, should 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 sites.

Accommodation;

Lodge Street

Workshop circa 2,500 sq.ft. (232 sq.m.)

Reception

Kitchen

W.C.

External Yard with dual access.

Trading Hours

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

Staff

Currently operated by the owner with the help of 3 members of staff.



Business Rates

The premises are assessed as follows:

Rateable Value £7,200

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 title is Freehold.

Price

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

EPC

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.

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