

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE2131



North East Commercial
Property & Business Agents

FORMER GARAGE & CAR SALES SITE also suitable for other uses

2 Waterside,
Swalwell NE16 3AW



Sales Particulars

- Long established car sales site.
- Forecourt for up to 80 cars.
- Garage Showroom of 2,400 sq.ft. (225 sq.m.).
- Repair Garage of 1,000 sq.ft. (93 sq.m.).
- Suitable for a variety of uses.
- Rare to the market opportunity.
- New Lease at £45,000 per annum.
- Fully fitted garage available separately.

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
Fax: 0191 4934891

0191 487 8566

www.northeastcommercial.co.uk

Location

This business is located in a small industrial estate just off the A1M in the centre of Swalwell, to the west of Newcastle and Gateshead.

The site has excellent road access from just off the A1 Western Bypass and this helps encourage potential customers from outside the region.

Business Opportunity

A reputable and long-established business traded from the site for over 30 years before the owner had to close for personal reasons.

The previous operator stocked and sold a wide range of second hand cars was also licensed to offer finance. The site would be suitable for a variety of motor trade uses, subject to any required consents.

Viewing is strongly recommended to appreciate this rare to the market opportunity.

Premises

Comprises an extensive site that includes;

Ground Floor

Main Sales Centre 225 m² 2,400 ft²

Repair Garage 93 m² 1,000 ft²

External

Display Forecourt pitch for up to 80 cars

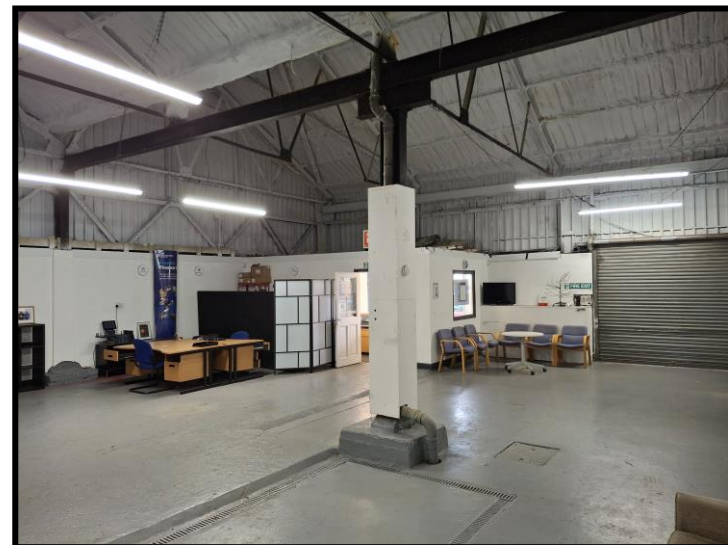


Agents Notes:

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



Former Trading Hours

Monday – Friday	9.00am - 5.30pm
Saturday	9.00am - 4.00pm
Sunday	10.30am - 2.00pm

Rates

The premises are assessed as follows:

Showroom	Rateable Value	£6,300
Forecourt	Rateable Value	£5,400
Garage	Rateable Value	£7,000

Tenure

A new 5 year FRI lease will be offered at an asking rent of £45,000 per annum. Part of the site is available on a sublease. The fully fitted garage is available separately for £1,000 per month. Please contact the office for further information. The ingoing tenant will be responsible for the Landlord's reasonable costs in the preparation of the lease.

EPC

EPC Rating C

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.