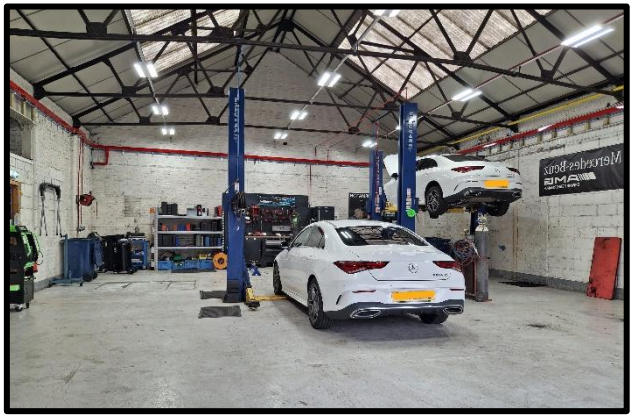


M & S Prestige Sales Limited, North Road,
Boldon, South Tyneside NE35 9AF

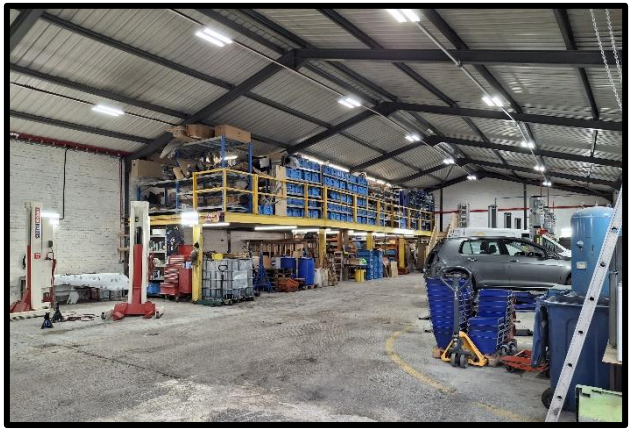
ne North East Commercial
Property & Business Agents

SUMMARY

- Extensive site with roadside frontage.
- Family business, established in 1989.
- Turnover projected at £900,000.
- Scope to introduce MOT services.
- Located in pleasant residential suburb.
- Mercedes Benz independent specialist.
- Up to date software and diagnostics.
- Built site space circa 10,000 sq.ft. (930 sq.m.).
- External forecourt parking to the front.
- **FREEHOLD PRICE £950,000 plus stock.**







Introduction

This freehold garage, bodyshop and repair workshop has been trading under the same ownership since 1989 and is a Mercedes Benz independent specialist.

The opportunity has been placed on the market as the current owners are looking to reduce their business commitments and retire.

Location

Boldon is an area made up of 3 villages: East Boldon, West Boldon and Boldon Colliery which form part of South Tyneside in the county of Tyne & Wear.

The business occupies a prominent roadside site on North Road, close to the junction with Cotswold Lane. Access is straightforward from the A19 via Abingdon Way and Henley Way. The immediate area comprises predominantly residential housing but Boldon Leisure Park includes a Nando's restaurant and an ASDA.

Boldon Business Park is also close to the garage and there are a broad range of tenants including Hernes, FM Coatings and Fusion Utilities.

Description

This is substantial freehold site comprising a range of garage, reception and workshop spaces plus a forecourt with parking facilities.

The accommodation is modern, with external cladding and a pitched roof. There is a mezzanine level within the largest garage and overall the units are in good order with a recent rewire and an up to date EICR.

Business Opportunity

M & S Prestige Sales Limited was established in 1989 and the business has a reputation for service and customer satisfaction with high levels of repeat business and referrals.

The site can accommodate both commercial and domestic vehicles and there are 11 work bays plus 8 ramps and columns. There is a commercial van contract currently in place and all the MB computer systems and software have recently been updated.

The business currently opens weekdays only, but new owners could trade over the weekend if they chose to.

Accommodation

Ground Floor

Spray / Oven Booth	circa 1,400 sq.ft. (130 sq.m).
Workshop 1	circa 1,600 sq.ft. (149 sq.m.)
Reception / Office	circa 650 sq.ft. (51 sq.m.).
Tyre Store	circa 325 sq.ft. (30 sq.m.).
Valet Bay	circa 530 sq.ft. (49 sq.m.)
Workshop 2	circa 3,900 sq.ft. (370 sq.m.).
Customer W.C.'s	
Staff W.C.	
Staff Room	

Mezzanine

Works Office	circa 110 sq.ft. (10 sq.m.).
Internal Storage	circa 1,800 s.ft. (170 sq.m.)

External

Forecourt Parking for circa 12 vehicles.

Services

There is mains water, 3 phase electricity, gas and sewerage into the property.

Trade

Turnover for 31.12.2025 was reported at £601,932 net of VAT.

Staff

Currently operated by the 2 owners with the help of 3 members of staff.

EPC: Rating D

Rateable Value

RV £40,500

Asking Price

Offers in the region of £950,000 plus stock are sought for the freehold interest and goodwill. (The stock is estimated to a value of £150,000).

Title

There are 5 titles associated with this asset being: TY201929, TY69906, TY44708, TY321777 and TY489760.

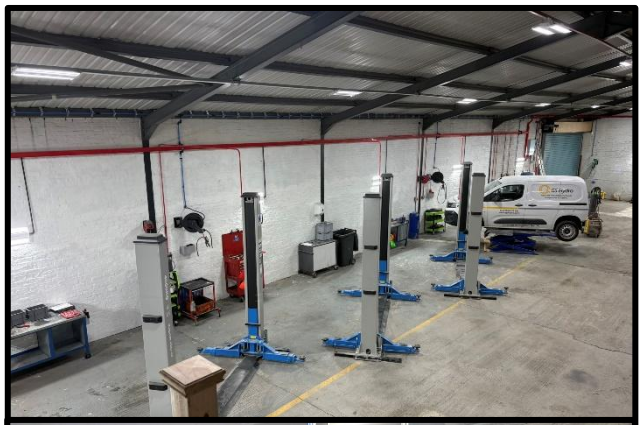
Viewings

Strictly by appointment with this office.

Money Laundering

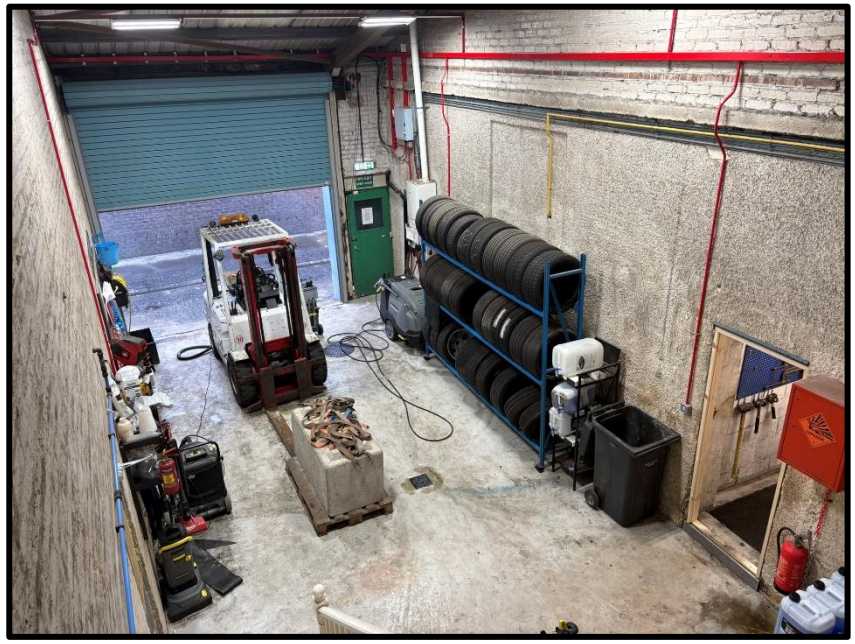
In accordance with the current Anti-Money Laundering Regulations, the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.

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 Property Limited 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 Property Limited nor their employees make or give any warranty whatsoever in relation to the business or property described herein.



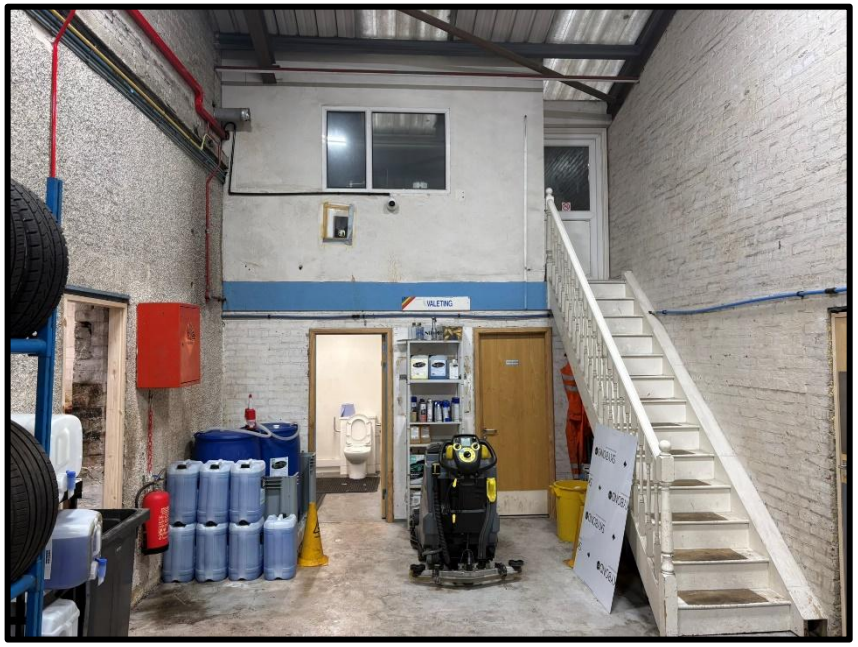




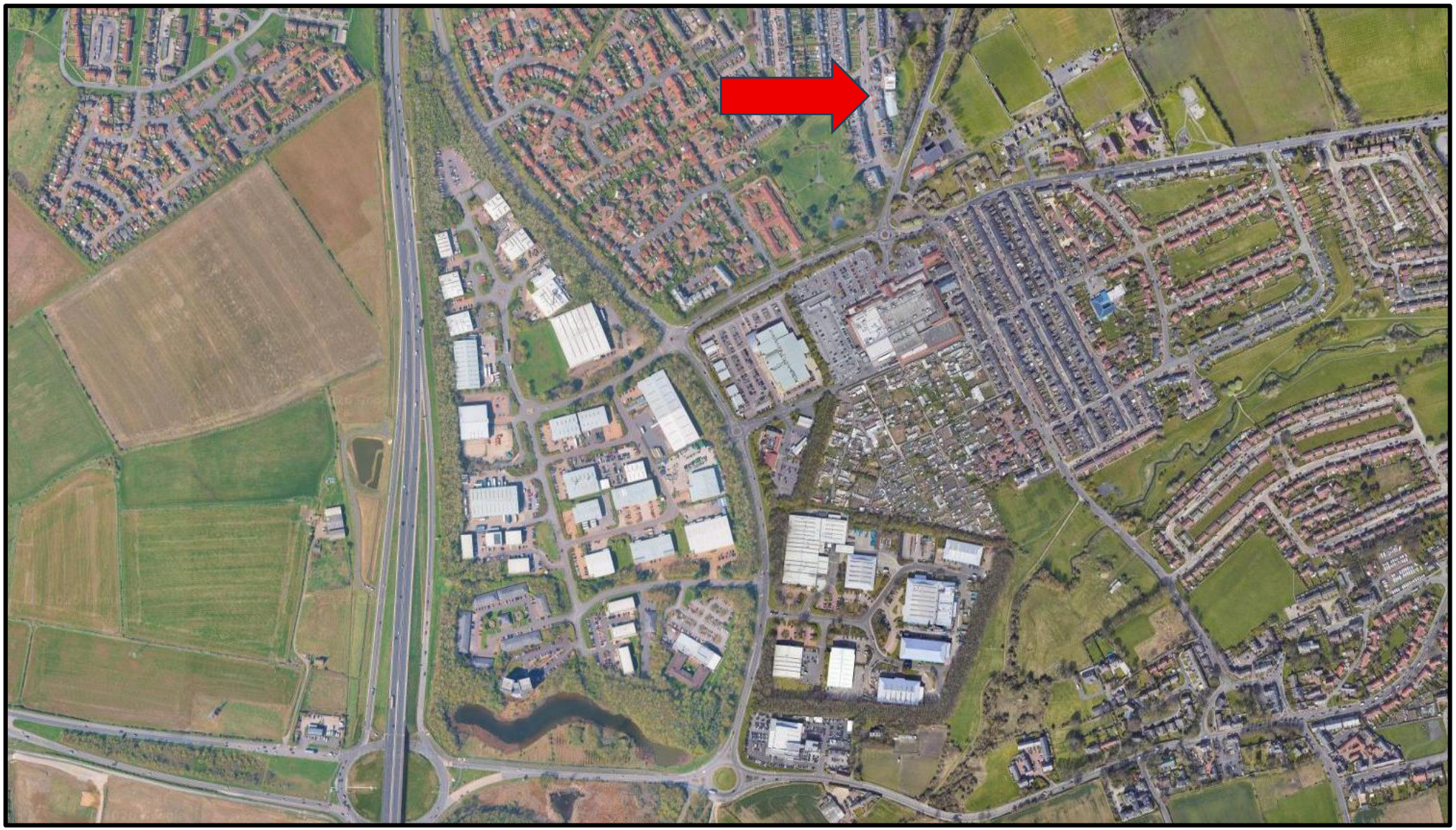








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