

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
Fax: 0191 4934891

OUR REF: NE2080



North East Commercial
Property & Business Agents

CYCLE REPAIRS, SALES & ACCESSORIES

t/a "Cyclelogical"

44 Forest Hall Road, Forest Hall,
North Tyneside NE12 9AL



- Operating within Newcastle area since 1980's.
- Designated Shimano service centre.
- Spacious premises over 2 floors.
- Forms part of a pleasant residential suburb.
- Private parking to the rear.
- Very low overheads.
- LEASEHOLD £15,000 plus any stock.

0191 487 8566

www.northeastcommercial.co.uk

Location

The premises are located within a pleasant and busy suburban shopping parade to the north of Gosforth. The immediate area comprises good quality private housing and the parade includes a coffee shop, gents barbers and beauticians. Access is simple from Great Lime Road and Station Road and Cyclelogical is very much a destination business so the good road links are a major benefit.

Business

This is a very long established and reputable cycle repair and accessories business which was originally located in Jesmond before moving to the current site approximately 20 years ago.

The premises are laid out over 2 floors with an outdoor area that includes a workshop and storage space. The business is a Shimano service centre (one of only two in the region) and is also part of the Freewheel online retail network. The Shimano accreditation is sought-after and the current owner would be willing to stay on for a period to offer training if necessary.

The business does not currently promote bike sales but is an area that could be developed. The link to the Freewheel network would also allow a new owner to drive the retail offer beyond parts and accessories. The first floor space could easily be adapted into a showroom in order to accommodate more stock.

To the rear of the main building there is a secure repair workshop and some valuable designated parking.

Premises

Ground Floor circa 60 sq.m. (645 sq.ft.)

Retail Area

W.C.

First Floor circa 52 sq.m. (560 sq.ft.)

Store 1

Store 2

External

Workshop

Car Parking

Staff

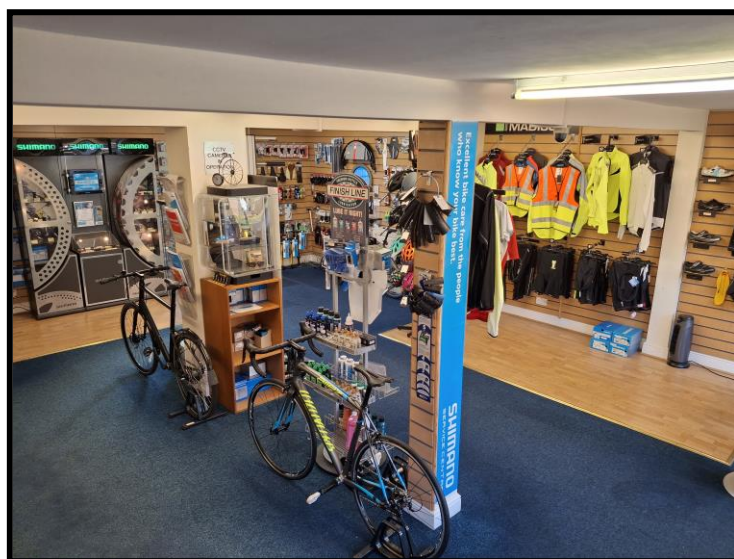
Operated by our client with family help.

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



Fixtures & Fittings

A full inventory would be made available to bona fide purchasers prior to an exchange of contracts. The current stock at valuation is circa £25,000.

Trading Hours

Monday - Friday	9.30am – 5.00pm
Saturday	9.30am – 4.30pm
Sunday	closed

Rates

The premises are assessed as follows:

Rateable Value £8,600 (2023 list)

Rates free incentives subject to individual status.

Tenure

The premises are held on a 3 year lease from March 2020. The current rent is £8,800 per annum and a new lease is available.

EPC

Rating C.

Money Laundering Regulations

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