

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

4 Staithes
The Watermark
Gateshead
NE11 9SN

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OUR REF: NE2131.1



North East Commercial
Property & Business Agents

FULLY EQUIPPED GARAGE OPPORTUNITY

2 Waterside,
Swalwell NE16 3AW



- Repair Garage of 1,000 sq.ft. (93 sq.m.).
- Fully fitted and equipped unit.
- Rare to the market opportunity.
- Forms part of a larger site.
- Excellent access from A1 Western Bypass.
- ASKING RENT £12,000 per annum.

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, west of Newcastle and Gateshead.

The site has excellent road access from just off the A1 Western Bypass which attracts potential customers from outside the region.

Business Opportunity

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

The previous operator also stocked and sold a wide range of second hand cars from the site next door. This space is also available to rent if a new operator wanted both sites.

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

Premises

A detached building within a larger site;

Ground Floor
Repair Garage 93 m² 1,000 ft²



Rates

The premises are assessed as follows:

Rateable Value £7,000

Rates free incentives subject to status.

Tenure

The garage space is available separately for £1,000 per annum. Please contact the office for further information.

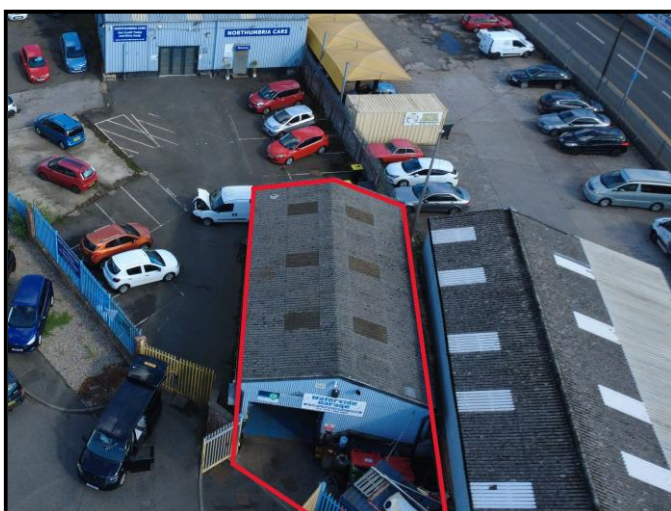
The ingoing tenant will be responsible for the Landlord's reasonable costs in the preparation of the lease.

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.



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