

# FOR SALE

## ESTABLISHED GARAGE/MECHANIC BUSINESS

STANTON AUTOMOTIVE, REDDITCH TRADE CENTRE, NEW MEADOW ROAD, LAKESIDE, REDDITCH, B98 8YW



- ESTABLISHED 30 YEARS APPROX
- ESTABLISHED LOCATION
- TURNOVER APPROX £155,000
- POTENTIAL FOR GROWTH
- WORKSHOP 1,650 SQ FT
- CURRENT RENT £11,000 PER ANNUM

**BUSINESS PURCHASE  
PRICE £75,000**

## STANTON AUTOMOTIVE, UNIT 10 REDDITCH TRADE CENTRE, NEW MEADOW ROAD, LAKESIDE, REDDITCH, B98 8YW

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### LOCATION

The property is located on the popular Redditch Trade Centre in Lakeside, which is conveniently accessed via the nearby A4181 Warwick Highway leading to the M42 via the A441 to the north of the Town.

Redditch Trade Centre is convenient for the adjacent residential areas of Lakeside, the local shopping centres and the busy bus route along the Studley Road.

### DESCRIPTION

Stanton Automotive has been trading for approximately 30 years; in the ownership of our client for approximately 26 years. The Business is ideally located, with the majority of repeat customers coming from the surrounding areas.

The Garage is arranged as a prominent corner unit, measuring approx. 10m x 15m and set out with three ramps in the workshop, Reception Office, separate male and female WCs and Kitchenette facilities, having a total Gross Internal Floor Area of 1,650 sq ft.

Outside, there is ample space for customer parking and space for loading and unloading.

### FIXTURES AND FITTINGS

The Business is well fitted throughout with a valuable inventory of equipment to be included.

### BUSINESS

The Business has been trading for approximately 30 years and currently has a turnover in the region of £155,000.

The Business is currently run by our client, with one employee and is only available due to retirement.

There is huge potential for growth for the right ambitious trader.

### PURCHASE PRICE

The Business, Stanton Automotive, is available at £75,000 plus VAT.

### TENURE

The Property is currently occupied by way of a Lease expiring in Sept 2022 at a rent of £11,000 per annum. The Tenant is responsible for all outgoings.

Alternatively, a new Lease is available by way of negotiation with the Landlords.

### RATEABLE VALUE

£7,800

### LEGAL FEES

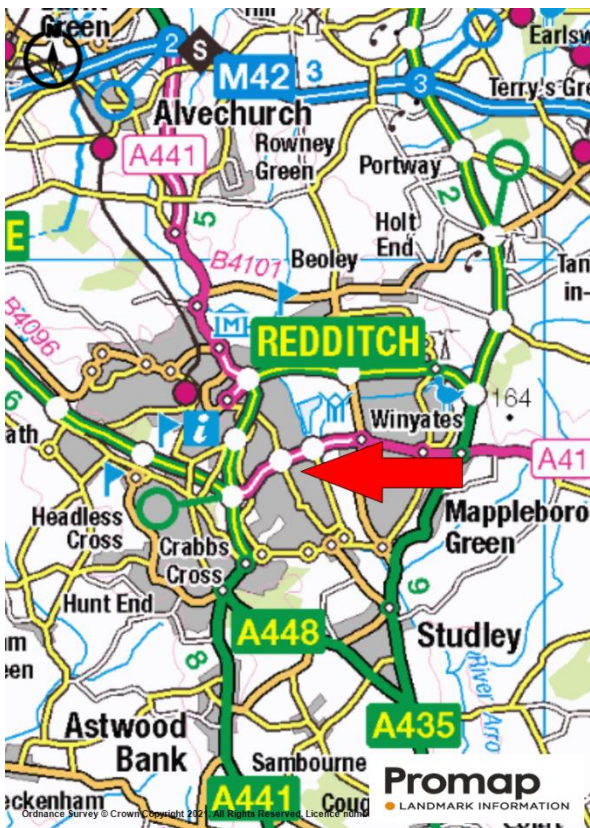
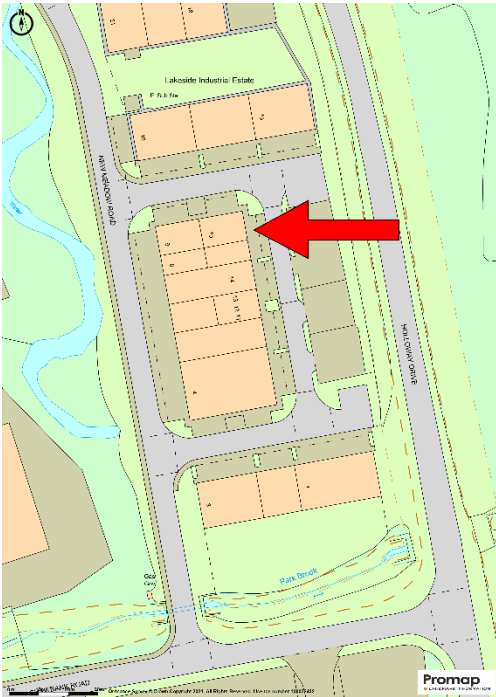
Each Party to bear their own fees.

### VIEWING

Strictly by appointment with our office - 01527 584 242.  
The staff are currently unaware



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Misrepresentation Act: The accuracy of any description, dimensions, references to condition, permissions for use and occupation and other details contained herein are not guaranteed and are for guidance only and as such prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves of their accuracy. Neither John Truslove nor any of their or representatives has any authority to make or give any representation, warranty or enter into any contract whatsoever in relation to the property. Prices and rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function.