



Fastfit Cars and Vans

Unit 6 Shaftesbury Avenue, Jarrow NE32 3RA

- MOT Garage / Workshop / Spray Centre
- Secure Compound
- Designated Parking
- Three Separate Units
- Net Floor Area 277 sq. m. (2,985 sq. ft.)
- Operating MOT & Car Service Business

Price: £325,000 Freehold

COMMERCIAL

Location

The site is located on Shaftesbury Ave in the busy Bede Trading Estate located in Jarrow. Jarrow is small town in Tyne and Wear, located on the River Tyne with a population of 27,526. The Trading Estate is a few minutes from the A19 giving it quick and easy access to all major routes.

Description

The site consists two detached single storey units with MOT/workshop, tyre station and body repair unit with spray room. The site benefits from a fenced compound with ample parking. Internally the unit has 3 working bays with ramps, tyre changing machine, wheel balancing machine and various other pieces of equipment to run the business.

Floor Area

Area	sq. m.	sq. ft.	Ceiling High (sq. m.)
Unit 1	148.8	1,601	Highest 5.5 / Lowest 4.5
Unit 2	73.2	788	Highest 5.5 / Lowest 4.5
Unit 3	55.3	595	Highest 5.2 / Lowest 4.5
Net Internal	277.3	2,985	

Tenure

Freehold

Price

£325,000

Turnover

Available on request

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £ TBC

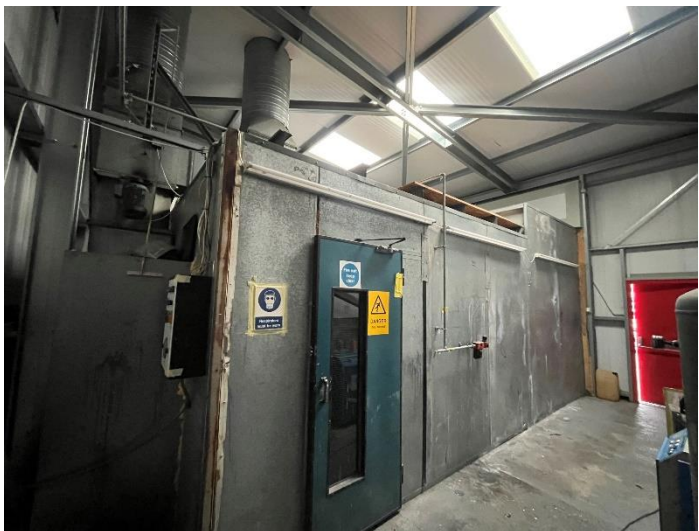
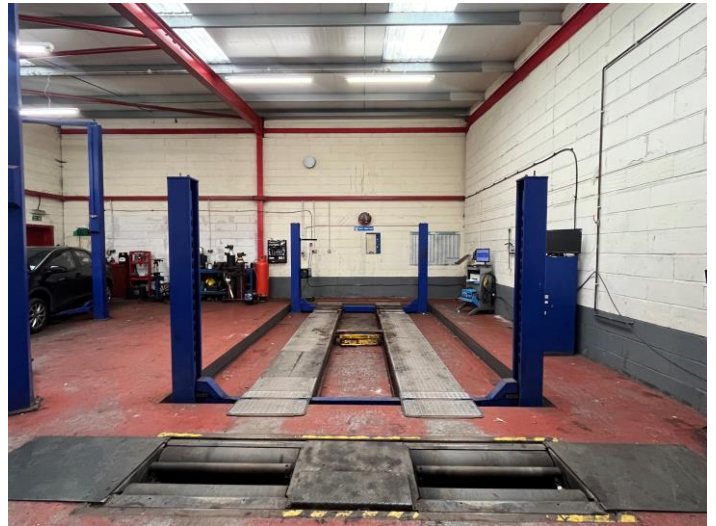
Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref: I142 (Version 1)

Prepared: 06/12/2024

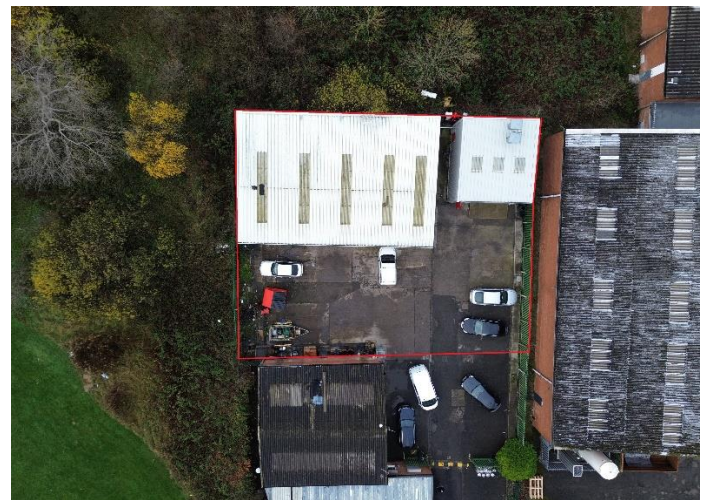
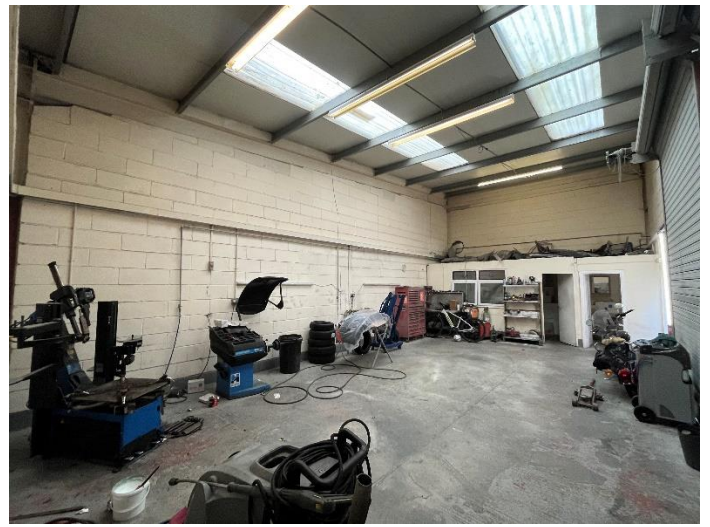
COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573

COMMERCIAL



COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573