



## 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**

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## 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
<b>Net Internal</b>	<b>277.3</b>	<b>2,985</b>	

## 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

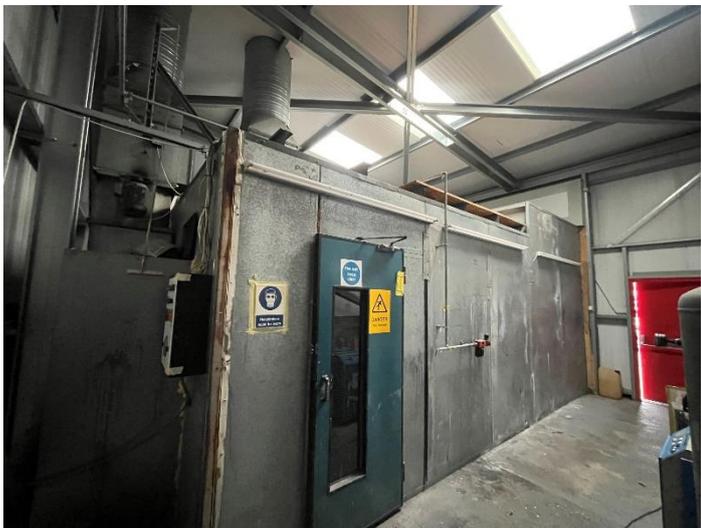
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

**Ref:** I142 (Version 1)

**Prepared:** 06/12/2024

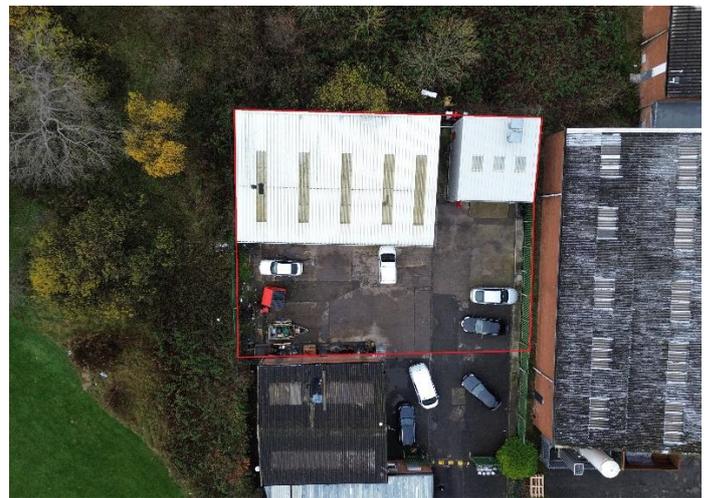
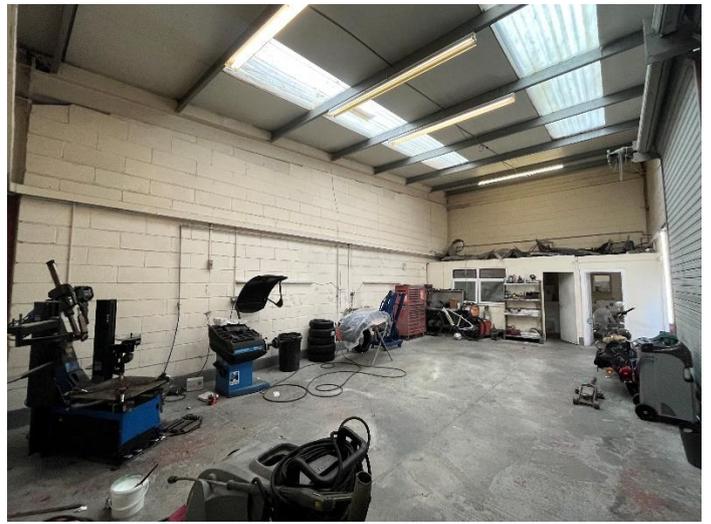
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