

# MAGGS & ALLEN

103-109 WHITEHOUSE LANE  
BEDMINSTER, BRISTOL, BS3 4DN

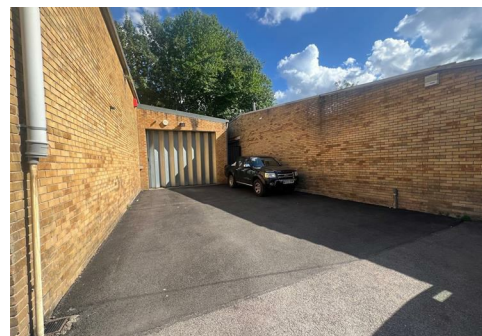
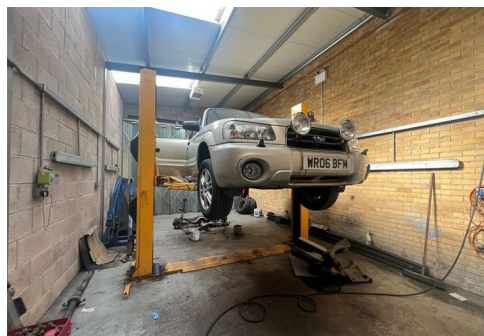
**BUSINESS FOR SALE**  
**Asking Price: £100,000**  
**(Rent: £35,000pa)**

- Highly Profitable Vehicle Repair Business
- Established 1984
- Full Inventory / Goodwill Included
- 5 Ramps & MOT Licensed
- Turnkey Operation
- Central Location
- New Lease Available



Commercial & Investment  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**  
[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



## DESCRIPTION

An exceptional opportunity to acquire a long-established and highly profitable vehicle repair business, ideally located in Bedminster, just south of Bristol city centre. The business operates from a well-equipped industrial unit of approximately 3,000 ft<sup>2</sup>, benefiting from roller shutter access, large forecourt with ample parking, 5 vehicle ramps, 3-phase power, a full range of garage equipment, and a Class 4 MOT License (1 man testing system). With a strong trading history and substantial turnover and profit, this is a turnkey operation ideal for both experienced operators and investors looking to enter or expand within the automotive sector. The sale includes the business, goodwill, and all equipment, offered at a premium of £100,000. A new fully repairing and insuring lease will be granted at an annual rent of £35,000.

As an actively trading business, no approach should be made directly to the business. All enquiries to be made to Maggs & Allen or joint agents, JS Reakes Ltd.

## LOCATION

The unit is located on Whitehouse Lane, just off Coronation Road in Bedminster within an area currently subject to substantial redevelopment.

## BUSINESS RATES

The rateable value with effect from April 2023 is £22,750. We understand the rates payable are currently £6,811.

## ACCOUNTS

Company accounts are available on request.

## BUSINESS SALE

The premium will include the goodwill and an extensively inventory of equipment. The company shares can also be included.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: G. The landlord intends to upgrade the EPC or register for exemption if the property is to be let.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## LEASE DETAILS

The premises will be available on a new fully repairing and insuring lease at an initial discounted rent of £35,000pa. Each party to incur their own respective legal fees.

## FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied upon.

## TENANT APPLICATION FEE

The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks.

## VIEWINGS

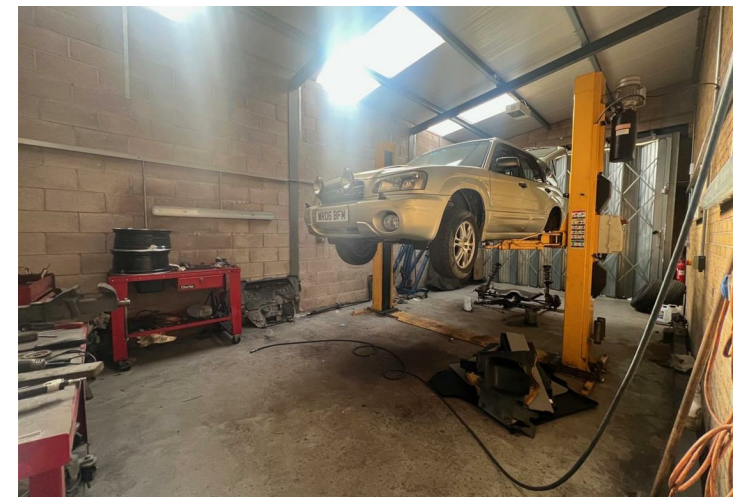
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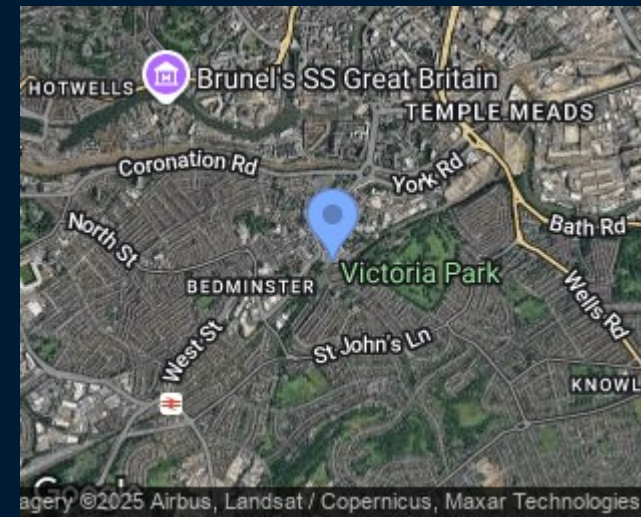
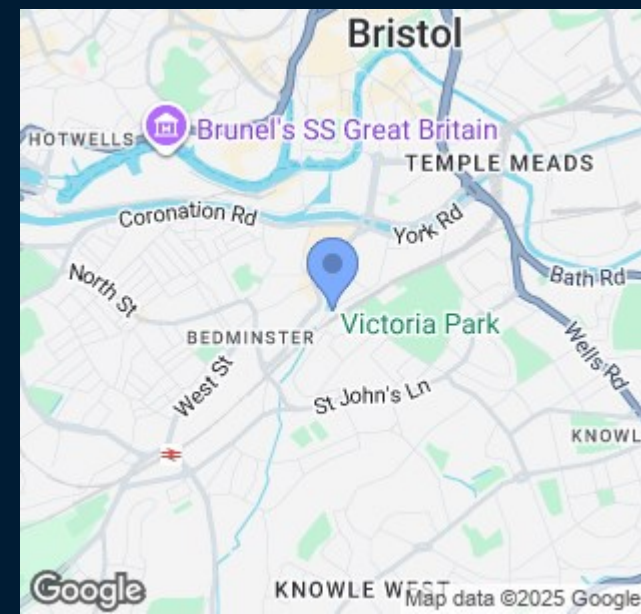
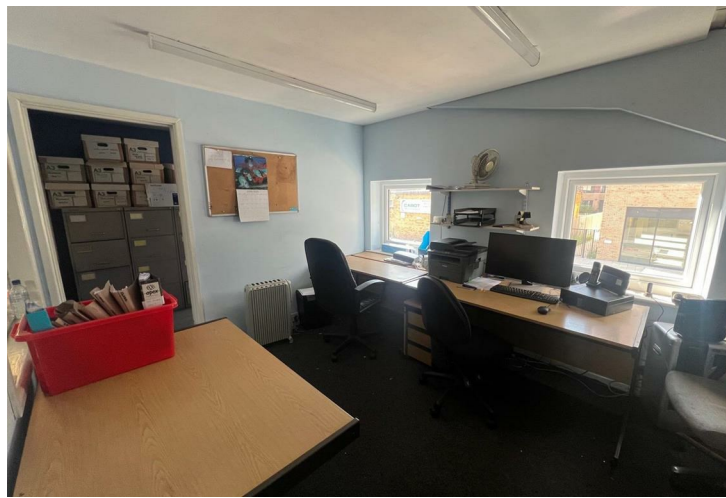
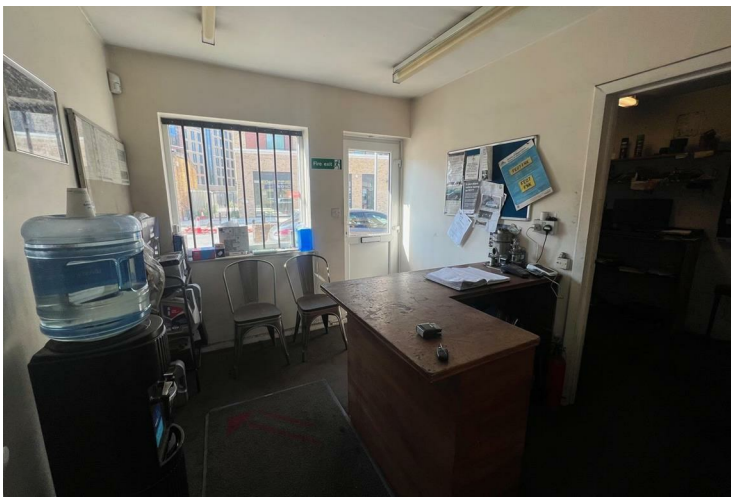
## JOINT AGENTS

JS Reakes Limited.

## CONTROL OF ASBESTOS REGULATIONS

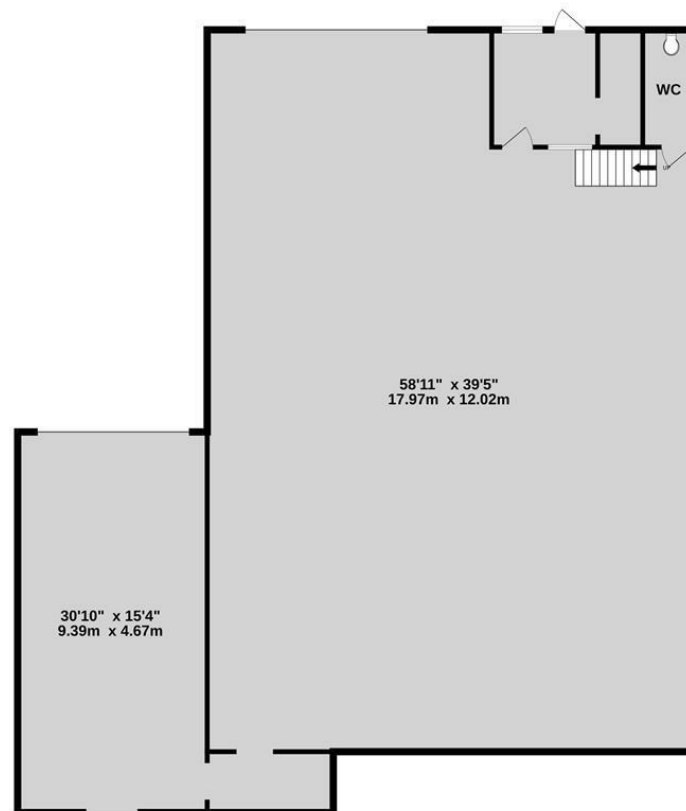
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.



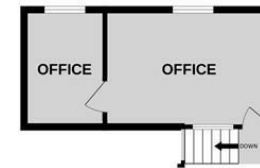


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.

GROUND FLOOR  
2835 sq.ft. (263.4 sq.m.) approx.



1ST FLOOR  
158 sq.ft. (14.7 sq.m.) approx.



TOTAL FLOOR AREA : 2993 sq.ft. (278.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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