

For Sale

Business as a going concern

with Assignment of current lease



Established servicing and mechanics garage located in Luton, Bedfordshire.

Guide price £70,000 plus stock at valuation.

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Sales & Lettings, Commercial Property, Land, New Homes and Property Management.
Satchells is the trading name of Satchells Estate Agents Limited. Registered in England & Wales 9185978.
Directors: John Hilditch, Heather E Hilditch, Alan Hilditch and Derek Hilditch.
Head office: 49 High Street, Biggleswade, Bedfordshire, SG18 0JH.
Registered office: Unit 1b, Focus 4, Fourth Avenue, Letchworth Garden City, Hertfordshire. SG6 2TU.



In brief:

Established 23 years ago this independent company has traded from their current premises for the last 8 years carrying out servicing and mechanical repairs to all types of vehicles, building a respected and profitable business but now seeking to retire.

Along with servicing and maintenance they also undertake MOT works, Air conditioning charging and re-charging, and re-mapping.

Located close to the town centre, they occupy premises on an industrial estate with other business including other motor trade service providers whom all work collaboratively.

All in all, an ideal opportunity to buy a fully operational business with an established name and profitable trading history.

The premises:

A mid terrace industrial unit of about 1,063 Sq. Ft. GIA on the ground floor with office and storage on a mezzanine. Roller shutter door to the front, customer reception, customer and staff toilets. Within the premises there are 2 lifts (a 4 poster and 2 poster), compressor and oil fired heater, covered area below part of the first floor mezzanine acting as a covers store area and admin area.

The premises have mains water and drainage. 3 Phase electric and gas (supplied to the unit but not connected), alarm and CCTV.

The premises are held on a lease with about 2 years remaining at a current rent of £17,500. Subject to referencing the lease will be assigned to the buyer with the landlord willing to extend the lease for a further 10 years with an upward only rent review at the end of the current lease.

The business sale:

To be sold as a going concern to include the lifts, air conditioning equipment, re-mapping equipment, other equipment to maintain operational capacity, the company name and domain name. Subject to agreeing terms the seller is willing to remain working to assist with a smooth handover.

EPC: Rated 'E' valid until 11th June 2028

Rates: The VOA website provides a rateable value of £11,750 from April 2026

VAT: All prices quoted exclusive of VAT

Viewing: By appointment in the first instance via Satchells.

Costs: All parties to pay own legal fees.

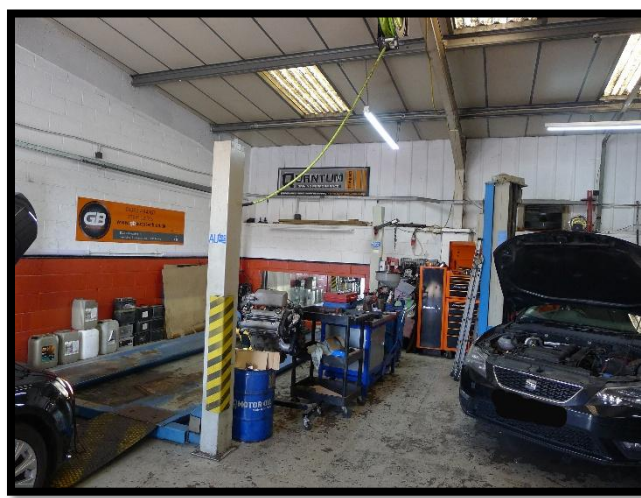
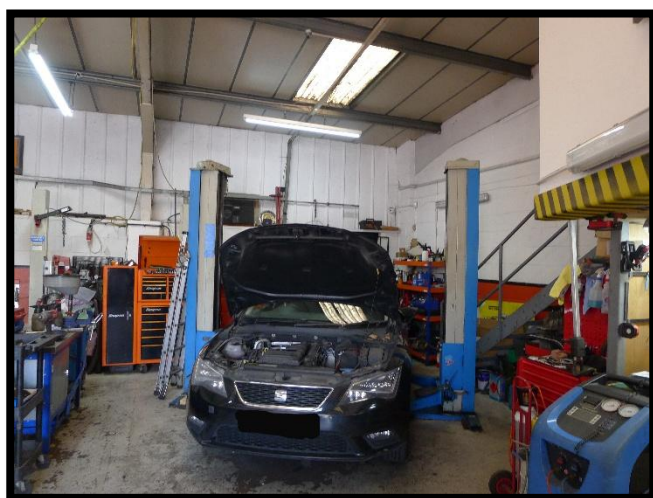
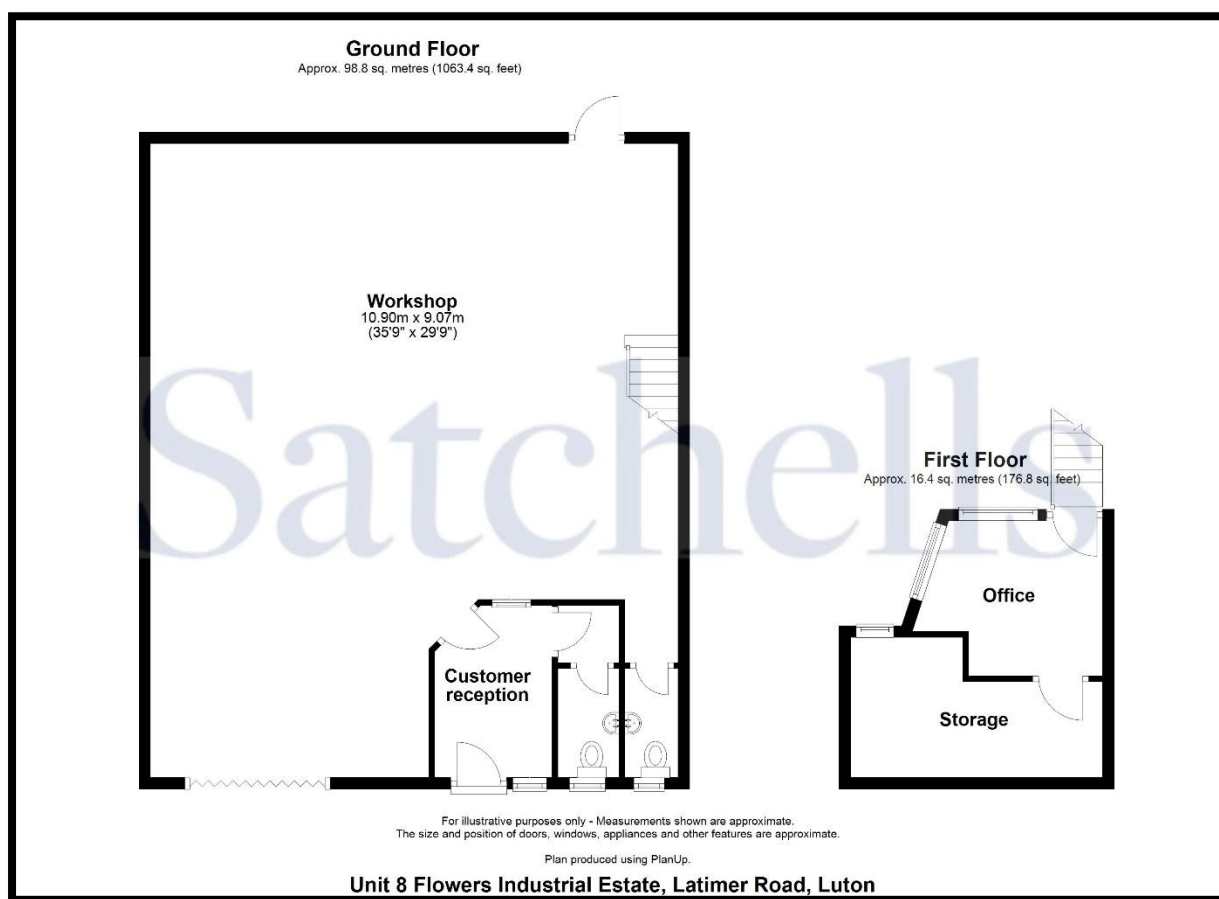
Assignment: Assignment of the lease will be subject to landlords acceptance and satisfactory references taken up by Satchells at a cost to the buyer of £120 inclusive of VAT.

AML/ID: As agents, we are legally required to verify the identity of all individuals and companies, along with their sources of finance, for any sale, purchase, lease, or licence arranged through us. All clients will therefore be required to complete an ID/AML/Sanctions check via our third-party provider. Costs range from £60–£150 including VAT per property, depending on the client and company structure involved.

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Draft particulars subject to change.

These particulars are intended as a guide only and do not offer any form of contract. All measurements are approximate Satchells have not tested any fixtures or fittings or carried out any kind of structural survey. All parties are advised to satisfy themselves to the position of; user class, rates, and VAT before entering into a purchase or lease.

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