

**Automotive, Business Units, Lockup
Garage To Let / For Sale**

£2,250 per month

£65,000

1,650 sq ft

**Burghfield Bridge, Green Lane,
Reading, RG30 3XN**



Long-established motor body repair business trading since 1973 with equipment included and new lease available.

- Established independent body repair business - Trading since 1973
- Current owners in occupation for 31 years
- Spray booth oven, ramp, compressor and pulling equipment included
- Approx. 1,650 sq.ft premises
- Yard/parking for multiple vehicles
- New lease available at £27,000 per annum
- Ideal owner-operator opportunity - transition and training included



Description

Lake Autos is a long-established independent motor body repair and paint business located at Green Lane, Burghfield Bridge, Reading.

The business has been trading since 1973, with the current owners operating from the premises for approximately 31 years. It has built up a long-standing local reputation and provides body repair, paintwork, smart repair and alloy refurbishment services.

The sale includes the business goodwill together with key fixtures, fittings and equipment, including spray booth oven, ramp, pulling equipment and compressor

The premises extend to approximately 1,650 sq.ft including mezzanine storage and benefit from workshop space, reception, office, WC, paint room, compressor room, roller shutter access, three-phase power and external parking/yard area.

The freehold is being retained by the current owners and a new lease will be granted to the purchaser at an initial rent of approximately £27,000 per annum exclusive.

This opportunity is likely to suit an experienced motor trade operator, body repair specialist, smart repair operator or existing business looking for an additional location. The owners have also suggested the premises may have potential suitability for MOT-related operations, subject to all necessary consents and investigations.

Location

The property is situated on Green Lane at Burghfield Bridge, Reading, RG30 3XN.

The location provides access to Burghfield, Tilehurst, Reading and the surrounding West Berkshire area, with connections to local road networks and a strong established local customer base.



Summary

- Rent: £2,250 per month
- Price: £65,000
- EPC: D (100)
- Lease: New Lease
- Terms: 10 years. 5 or 10 year New Lease Option

Further information

- [View details on our website](#)

Contact & Viewings



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Accommodation

Floor/Unit	Description	Building Type	Size sq ft	sq m	Tenure	R
Ground	Ground Floor Workshop	Automotive	1,400 sq ft	1,400	130.06	For Sale / To Let
Mezzanine	Mezzanine Storage	Automotive	250 sq ft	250	23.23	To Let -
Total			1,650	153.29		

Viewings

Strictly by appointment only through Lansley Commercial.

Terms

A new lease is to be granted on terms to be agreed.

Expected lease terms:

- Rent: approx.

Applicant Agency Fee

Agent's Fee: £650 plus VAT, payable by the purchaser upon completion of the sale to Lansley Commercial

Please do not approach the business or owners directly without prior arrangement.

£27,000 per annum exclusive

- Minimum 5-year lease preferred
- Possible tenant break option at year 3, subject to agreement
- Three months' rent deposit
- Personal guarantor required
- Tenant responsible for usual occupational costs
- Lease terms subject to solicitor approval

for introducing and facilitating the transaction.

Availability

Available Immediately

