

**Tim Martin**  
.co.uk



**Alloy Wheel Repairs NI**  
**Unit 18, Carrowreagh Business Park**  
**Dundonald**  
**BT16 1QQ**

**Asking Price**  
**£99,500**

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## Business For Sale – Due To Early Retirement

### The Business

Alloy Wheel Repairs NI was established in 2008 and has built up excellent clientele throughout the years and offers a fully insured, quality and professional service in all aspects of its business. Services include wheel refurbishment, partial repairs, straightening buckled wheels, diamond cut finish, split rim repair, colour matching, custom colours, tyres, puncture repairs, wheel balancing and much more. Based in Dundonald, the business generally covers the Belfast, Bangor, Newtownards and North Down area.

### Location

An excellent opportunity to acquire this well established and reputable business, currently located in the successful Carrowreagh Business Park, Dundonald amongst a range of well-established businesses to include Prentice Roofing, Knocklayd Print, Scotts Garage, Tile Rosso and Anchor Flooring. The property enjoys ease of access to Belfast city centre and George Best Belfast city airport.

### The Premises

Modern finished portal framed warehouse unit with large workshop area, reception area, separate office and WC facilities and is fitted with phase 3 electric.

#### Unit 18 69'9 x 32'1

2110 sqft approximately  
Electric roller shutter door (16'11 (H) x 13'0 (W)), fire escape door to rear, separate WC with dual flush WC and wall mounted wash hand basin with mono mixer tap.

#### Reception Area

Glazed Aluminium entrance door; Wood laminate floor; suspended ceiling with diffused lighting; telephone connection point

#### Stairs Leading To:

#### Office

Single drainer stainless steel sink unit with mixer tap; pvc tongue and groove ceiling with fluorescent lighting.

### Outside

4 Designated parking spaces.

### Lease Term

The lease is currently operating on a periodic basis, however there is an option for renewal, subject to the landlords approval.

### Rent

£960 per calender month including VAT

### Rates

Total Net Annual Value (NAV) Non Exempt: £11,730

Rates Payable: £6171.69 per annum approximately






### Accounts

Financial accounts can be made available to Bona Fide parties only on request.

### Price

Offers Around £99,500 to include machinery (full list available from the agent on request), goodwill and fixtures and fittings.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Comber ■  
27 Castle Street, Comber, BT23 5DY  
T 028 91 8789596

Saintfield  
1B Main Street, Saintfield, BT24 7AA  
T 028 97 568300

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