

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE2150



North East Commercial
Property & Business Agents

LAUNDRY / IRONING / DRY CLEANING OPPORTUNITY t/a "Laundry Monster"

79 Sea Road, Fulwell,
Sunderland SR6 9BW



Sales Particulars

- Reputable and established business.
- Turnover circa £100,000 per annum.
- High margin opportunity.
- Well equipped with all machinery.
- Forms part of a busy parade with nearby parking.
- High levels of repeat business.
- Ideal for an owner operator.
- LEASEHOLD £70,000 / OFFERS.

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Location

The business is located within a busy parade on Sea Road which is the main street that runs through Fulwell, towards the seafront. Fulwell is one of the more sought-after suburbs of Sunderland, located approximately 2 miles north of Sunderland city centre with good road access and a Metro station.

Business

A launderette has operated from this location for over 40 years but this business was established by our client in 2021 when the unit was fully refurbished after a fire. Laundry Monster is in the heart of the main shopping district that serves the suburb and is easily accessed with ample free street parking nearby.

This is a popular and reputable business which offers laundry, ironing and dry-cleaning services. There is a wide range of quality equipment included in the sale which will include 5x commercial washing machines, 5x commercial dryers, 2x steam irons and a JMP roller. Most of the larger plant is less than 3 years old.

The business has a customer base which comprises 70% walk-in trade with the remainder being commercial clients that include local restaurants, care homes and hair salons. A collection and delivery service is offered in respect of the commercial clients.

There is scope to expand all services and viewing is recommended to appreciate the opportunity.

Premises

Comprises a ground floor lock up retail unit forming part of a larger terrace.

Ground Floor 635 sq.ft. (59 sq.m.)

Retail Unit

Customer / Laundry Area

W.C.

External

Yard with rear lane access

Previous Trading Hours

Monday – Friday	8am – 4pm
Saturday	9am – 2pm
Sunday	closed

Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property



Fixtures & Fittings

A full inventory would be made available prior to an exchange of contracts.

Rates

The premises are assessed as follows:

Rateable Value £11,500

Rates free incentives subject to status.

Tenure

We are verbally informed that the premises are held on a 10 year a lease from 2024 at a passing rent of £12,500 per annum. Full details on application.

EPC

Rating B.

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations, the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.

Agents Notes

A liveried van is available by separate negotiation.