

REF: M3265

CAMPERVAN CONVERSION, REPAIR & BODYSHOP CENTRE - FOR SALE - LEIGH-ON-SEA, ESSEX
FULLY FITTED 2,300 SQ.FT WORKSHOP WITH AMPLE PARKING
£25,000 + WORTH OF EQUIPMENT INCLUDING EASYBOOTH OVEN
TURNOVER £2,000 PER WEEK - NET PROFIT £45,000 PER ANNUM



LEIGH-ON-SEA, ESSEX - £69,995 LEASEHOLD + SAV



- TURNOVER £2,000 PER WEEK - NET £45,000 P/A
- RENT £16,500 PER ANNUM
- RATES £2,250 PER ANNUM (COULD BE LOWER*)



- 10 YEAR LEASE (4 REMAIN)
- ESTABLISHED OVER 9 YEARS
- 2,300 SQ.FT (APPROX.)

LOCATION

Located within a busy, well-known industrial estate in Leigh-On-Sea, Essex, just off a main road with strong visibility and passing trade. The estate offers excellent access and abundant parking, including a gated yard and multiple allocated spaces — ideal for larger vehicles, campervans and restoration projects.

THE BUSINESS

This sale combines two complementary automotive businesses operating from one fully equipped workshop: a long established Bodywork & Restoration Business and a high demand Campervan Conversion & Repair Centre. Trading for over 9 years, the operation has built a strong reputation locally, particularly within the fast growing VW campervan market, which has seen over 30% year on year growth. The vendor works solely, with the diary booked until the end of the year, regularly turning work away due to demand — giving a new owner immediate scope to expand through staffing, extended hours or increased conversion capacity.

The workshop contains approximately £25,000 worth of equipment, including a substantial 8m x 6m Easybooth oven, brand new 4 ton 2 post ramp, 3 phase work shop compressor and more; providing everything required to operate both businesses from day one. Together, the two income streams generate a turnover of £2,000 per week, producing a commercially presented net profit of approx. £45,000 for a working owner. This is a genuine retirement sale, offering a rare opportunity to acquire a fully set up, high demand specialist centre with strong repeat trade and significant growth potential.

RATES

We are informed by the seller they pay: £2,250 per annum. *We understand from the vendor the rates could be reduced, call for further details. *We insist all interested parties make their own enquiries regarding business and or council tax rates.

TURNOVER

We understand from our vendor client that the current turnover averages at £2,000 PER WEEK, working on an excellent profit margin.

TRADING HOURS

Monday – Friday 0900 – 1800. Saturday 0900 – 1500. SUNDAY – CLOSED

REASON FOR SALE

Retirement from the industry.

LEASE

The premises are held on a 10 year lease with 4 years remaining. Current rental of £16,500 per annum.

THE PREMISES

Internally the business is superbly fully equipped for trade, and the premises expand over two floors, OFFERING 2,300 SQ.FT (APPROX.) and a large yard to the rear, giving ample parking for 3-4 cars within secure gates. In addition the premises also comes with 3 x allocated parking opposite the building. Other Benefits include: full height ceiling (new roof installed 8 years ago), 23'7" X 12 12'8" EASYBOOTH BODY SHOP OVEN, reception area for clients with desk and client database, etc. Mezzanine floor with storage/office on the first floor, large working area with ample room for 4-5 cars working space, body shop, brand new 4 ton 2 post ramp (Dec 2025), large workbench, separate store rooms, kitchenette, WC, outside storage, roller shutter, secure gates front and rear, 3 phase work shop compressor, alarm system, CCTV, gas installation, industrial racking, all included within the sale.

AGENT NOTE: The premises are part of a large industrial estate owned by a single landlord. Due to landlord requirements and not wishing for tenants to compete, the landlord will not allow anyone to operate an MOT/servicing/valeting business. Please call for further details.

STAFF

Vendor solely operated.

LEGAL FEES

Each party is to cover their own legal fees and 50% contribution to all landlord costs, or otherwise negotiated as part of the sale.

PRICE

We are instructed by our Vendor to offer this business for sale, AT THE PRICE OF £69,995 priced to reflect the remainder of the lease, goodwill, circa £25,000 worth of equipment and fixtures and fittings. Stock to be purchased at valuation.



*‘Our **business** is selling your **business**’*

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