

# Newcastle “rage” and escape rooms business up for sale with £30k price tag

A “rage room” business where punters can relieve the stresses of day-to-day life by smashing items such as TVs, laptops and glass bottles is on the market just months after it was set up.

Smash Space UK, on Newcastle’s Scotswood Road, launched last year after 23-year-old Andy Reynolds saw the opportunity to bring the concept – thought to have originated in Japan – to the city. Now he is marketing the small business with a projected turnover of £73,000 and is seeking offers over £29,995.

Buyers can get their hands on the leasehold for the four-storey premises comprising a lobby area, staff room and kit room, as well as a basement floor featuring the centre’s “smash alley” along with two rage rooms and storage. On the first floor there is further office space, escape rooms and an “art launch”, where visitors can throw paint balls at canvas to create their own artworks.

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The outfit is being marketed by brokers Hilton Smythe, which describes it as an “exceptionally well run” business that has catered for more than 2,000 customers in its first six months of trading. In the listing it says: “This is a highly desirable business with an excellent business model in place and would be a very attractive proposition for either an individual or partnership looking for their first business in this sector which is already established, or for an experienced operator looking for an additional business.”

Hilton Smythe adds: "A tremendous opportunity to own this well-established and popular business, with the current owner happy to offer a hand over period. Early enquiries are highly recommended to avoid disappointment." The material for the rage room, which can include electrical equipment such as screens, keyboards and phones is collected from a range of sources including public donations. A deal with neighbouring nightclub Switch provides a supply of glass bottles.



The 'Rage Room' at Smash Space UK in Newcastle Upon Tyne.

(Image: Craig Connor/ChronicleLive)

Customers are given boiler suits, helmets, mesh visors and glass-proof gloves before taking part in the smash sessions – all of which are included in the sale. While the rage rooms are designed for adults, the spy and jungle-themed escape

rooms offer more family friendly activities.

Smash Space is being sold on a leasehold basis with four years remaining on the lease, and rent of £1,500 per month. The business is run by seven full time staff members, all of whom are employed on zero-hour contracts.

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