

FORMER CAR SHOWROOM & WORKSHOP FOR SALE

Marlborough

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PROPERTY CONSULTANTS



FORMER CAR SHOW-ROOM & WORKSHOP

Former Vauxhall Premises
George Lane
Marlborough
SN8 4DA

4,069 sq ft
(378.02 sq m)

- Showroom and workshop
- Extensive external parking
- Suitable for other uses (subject to planning)

Former Vauxhall Premises, George Lane, Marlborough SN8 4DA

Location

Marlborough is a popular and attractive market town situated approximately 12 miles south of Swindon and the M4 motorway via the A346 and 18 miles west of Newbury.

George Lane is one of the main routes within the town giving access to the public car park situated to the rear of the High Street and Waitrose supermarket. The overall development of six industrial trade units occupies a prominent corner location on the edge of the public car park with adjacent occupiers including Travis Perkins and The Mobility Centre.



Description

The former Vauxhall showroom is a steel frame building with brick elevations to the rear and extensive modern profiled steel and glazed cladding to the front and side of the property.

The showroom features double doors providing vehicle access and internally offers a tiled floor and a suspended ceiling incorporating recessed spotlighting and air conditioning. There is an office, w.c and kitchenette facilities with some additional storage at first floor.

To the rear of the showroom is a workshop which features 4 vehicle ramps, a rolling road and a compressed air system. Separate access is provided via a single roller shutter door on the side elevation.

Externally there is an extensive car display area to the front and side of the property providing approximately 27 car spaces. There is additional car parking on the other side of the estate road providing a further car display area for circa 16 more vehicles.

Accommodation

The property has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice 6th Edition.

Area	Sq ft	Sq m
Ground floor showroom/ reception/office/w.c	1,705	158.39
Workshop	2,192	203.64
First floor mezzanine	172	15.97
Total	4,069	378.02

The site has been measured using Promap and the main site is calculated to be approximately 0.278 acres (0.112 ha) and the additional parking area is circa 0.066 acres (0.027 ha).

Services

We are advised that all main services are connected to the property. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Terms

The property is available for sale on a freehold basis with vacant possession at a guide price of £635,000 exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Business Rates

The Valuation Office Agency describes the property as "Car Showroom and Premises" with a current rateable value of £25,750.

Interested parties should make their own enquiries to the local billing authority, Wiltshire Council to ascertain the exact rates payable. A change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk

Energy Performance Certificate

There is currently no Energy Performance Certificate for the property but an EPC has been commissioned and will be available for inspection.

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Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Subject to Contract

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Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Viewing Arrangements

For further information or to arrange an inspection, please contact the joint sole agents.

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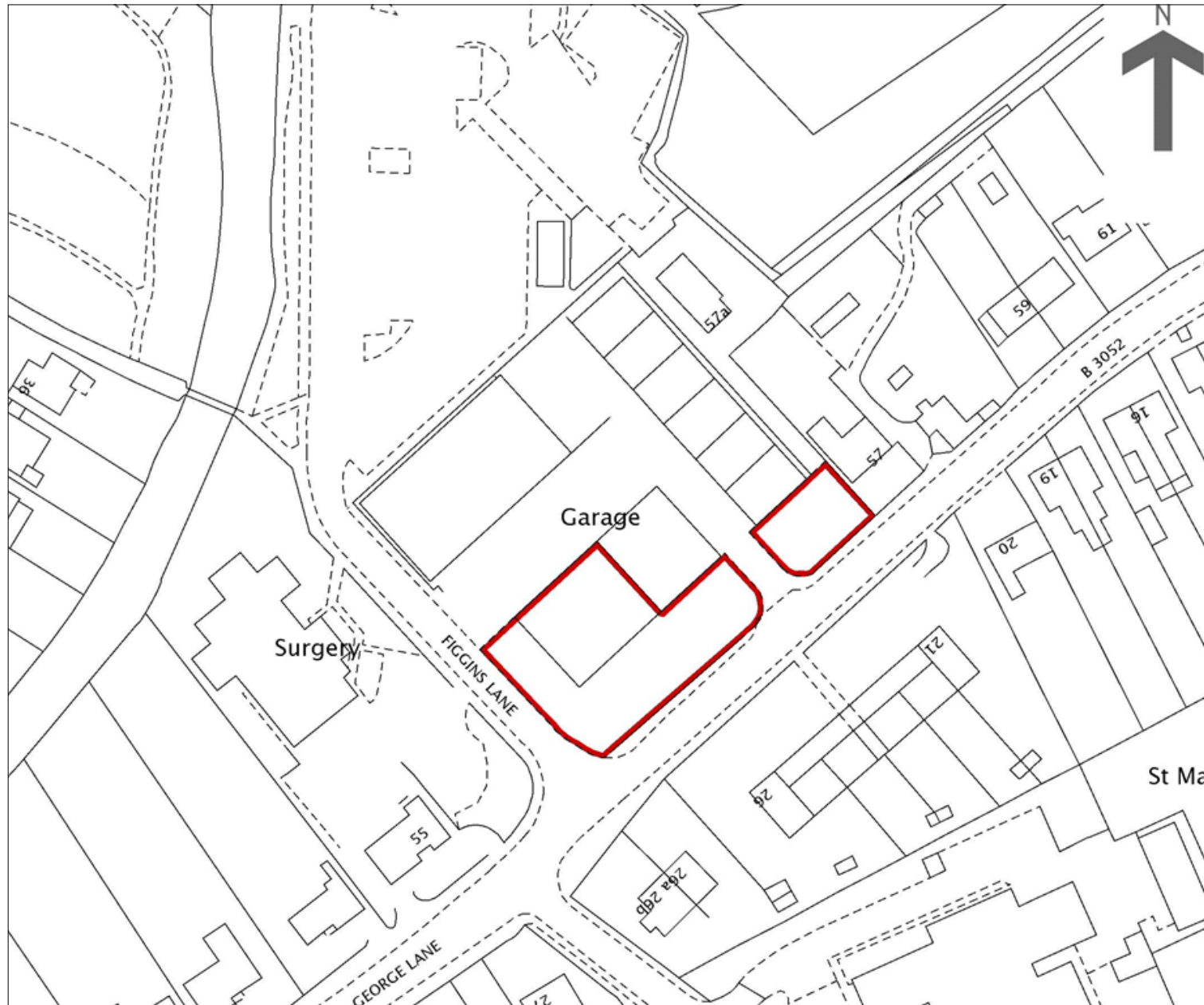
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