

# FOR SALE

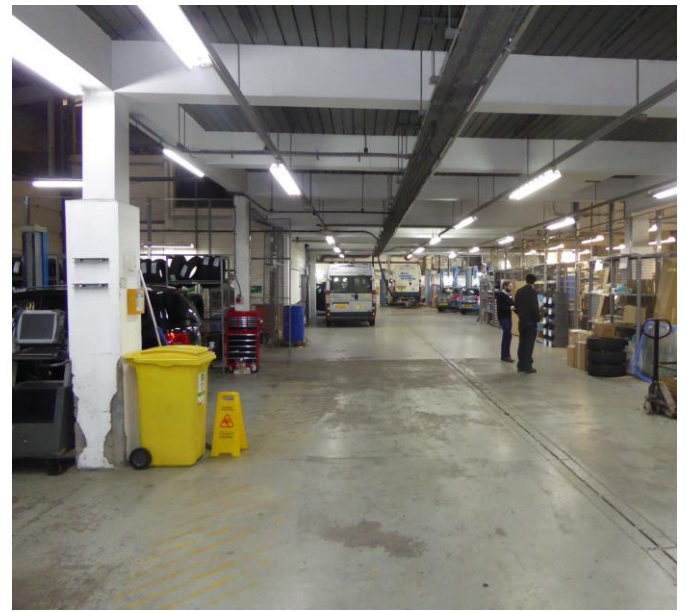
## WELL ESTABLISHED CAR DEALERSHIP

Broadway North, West Wilts Trading Estate, Westbury, BA13 4JX

C. 26,500 sqft (2,462 sqm) on 1.82 acres (0.74 hectares) approximately



- Detached vehicle dealership including showroom, workshops and extensive parking
- Established on well-known trading estate
- Long leasehold interest for sale with vacant possession



## LOCATION

Westbury is located approximately 12 miles southeast of Bath and 5 miles south of Trowbridge. Junction 17 of the M4 is approximately 16 miles to the north. It is located on West Wilts Trading Estate which is a large and well established estate on the northern side of the town. Occupiers include Buildbase, Heritage Commercial Vehicles, Rygor Mercedes Benz Commercial Vehicles and H&H Celcon.

## DESCRIPTION

The property comprises a large detached dealership, having previously been used as a Peugeot franchise. The main building is of a portal frame, part metal clad and part brick walls under a metal clad roof. The showroom has a wide frontage of 91ft to Broadway North.

The showroom enjoys external car display for 48 cars.

To the rear of the showroom is an extensive workshop with currently 12 bays, MOT bay and valet bays. The workshop has an eaves height varying between 6.5m and 7.4m.

To the rear of the building there is an extensive carpark for 80 cars.

## SITE

The total surfaced site amounts to approximately 1.82 acres (0.74 hectares).

DESCRIPTION	SQM	SQFT
<b>Ground Floor</b>		
Showroom	320	3,450
Sales & Service Offices	33	358
Parts Store	53	566
Workshop 1	920	9,908
Workshop 2	441	4,748
Valet/MOT Bay	229	2,466
<b>First Floor</b>		
Admin Offices	73	786
Parts Store	229	2,466
Mess Room	106	1,136
<b>TOTAL GIA</b>	<b>2,457 sqm</b>	<b>26,447 sqft</b>
<b>PARKING</b>		
<b>Externally</b>		
Used Car Display	48 cars	
Customer/Aftersales	80 cars	

## TENURE

The property is held on a long leasehold for the residue of 125 year lease from 29<sup>th</sup> September 2009 subject to a rent review every 7 years. The passing ground rent is currently £44,468 pa exclusive.

The user clause in the lease permits motor dealership B1 (c), B2 and B8 uses.

Consideration will be given to granting a short term lease.



## RATEABLE VALUE

The property is currently assessed as part of a larger assessment and will need to be subdivided. An approximation of the anticipated assessment is available on request.

## VAT

Figures quoted are exclusive of VAT which may be payable.

## LEGAL COSTS

Each party to be responsible for their own legal costs in this matter.

## PRICE/RENT

Offers are invited for the long leasehold interest in excess of £1,050,000 subject to contract.

May let.

## FURTHER INFORMATION/VIEWINGS

This can be arranged with the sole agents, Burston Cook

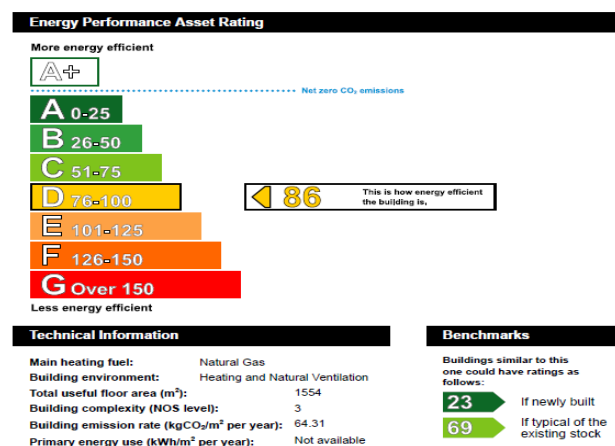
Chartered Surveyors

FAO David Burston

Tel: 0117 314 9952



## EPC



## SUBJECT TO CONTRACT

### Misrepresentation:

Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:

(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.