Dealership/Development

High Profile Site Showrooms, Land & Workshops Approx. 20,469 ft² On approx. 2.5 acres/1.01 hectares With substantial road frontage









- Former
- Ford

Dealership

- Suit Alternative Uses
- Redevelopment Potential STP

Station Road, Framlingham, Woodbridge, IP13 9EE

For sale with full vacant possession Guide Price: In excess of £2m Freehold



Station Road, Framlingham, Woodbridge, IP13 9EE



Situation & Description

Framlingham, a thriving Suffolk market town, has a population of approximately 4,000 people and boasts a twelfth century castle, the bristling "Market Hill" retail centre and world renowned Framlingham College Public School. Good road links provide easy access to the county town of Ipswich, the Suffolk heritage coast, the Midlands and London via the A14/A12.

The property comprises modern purpose built car showrooms, workshops with ancillary accommodation, which was constructed in 1994 and occupies a site of approximately 2.5 acres. Station Road is the main artery linking Framlingham with the A12; Framlingham town centre being approximately 0.5 miles distant.

Accommodation

(All areas are approximate).

Ground Floor – Showrooms, workshops, parts store, offices etc	16,5623 ft
Mezzanine Level – additional part storage	1,423 ft ²
First Floor – Offices and Welfare Facilities	2,494 ft ²
(Varying Eaves Heights 18.6 ft to 25 ft)	
Gross Internal Area	20,469 ft ²

Exterior

The property occupies a level site of approximate 2.5 acres with parking to the front and rear of the building. The adjacent petrol filling station and expansion land, is also in our client's ownership.

Planning

We understand that this location is identified in the local plan as being for employment uses. The property is not situated within a conservation area and is not listed.

Rates

We understand from verbal enquiries made of Suffolk Coastal District Council that the property has a Rateable Value of £49.140 payable at £50.4p (2019/2020).

EPC

C:73

Price

Offers in excess of £2m are invited for the Freehold interest.

VAT We u

We understand that VAT is applicable in this instance.

Legal Costs

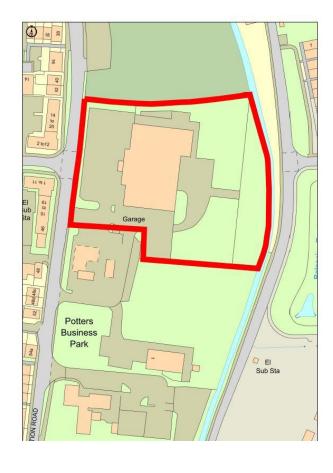
Each party to bear their own legal costs.

For further information please contact:

Chris Moody 01473 234835

cmoodv@savills.com

Lodge Wells Countess Brabling Culp ittle Green dge 1119 FRAMLINGHAM Moat Edward's 6 Cole's Green Lampardbrook mpardbrook Broadwate



Important Notice

Savills, their clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.