

# FOR SALE

# Carter Jonas

**Bid Deadline:  
Wednesday 3<sup>rd</sup>  
April 2019**



**140-146 High Street  
Harston  
Cambridgeshire  
CB22 7QD**

- Car Showroom Site For Sale Due To Relocation
- For Employment Use only
- 1.9 acres
- Freehold
- Guide Price: £3,500,000

## LOCATION

Harston is located to the south of Cambridge, approximately 3 miles from junction 11 of the M11. Consequently, access is excellent to the regional road network. Stansted Airport is approximately a 25 mile drive to the south. There is a regular mainline rail service from Royston (approx. 7 miles away) to Cambridge, which also runs to London Liverpool Street and Kings Cross.

140 – 146, High Street is located on the A10 with a strong level of passing traffic. Nearby other commercial occupiers include the BP Garage, Ducati and local amenities to include a Post Office, Village Hall, Primary School and Pub.

## DESCRIPTION

The site comprises of two car showrooms with workshops and ancillary parking / yard accommodation.

The Aston Martin Showroom comprises of a steel portal frame industrial unit with ground floor showroom space to the front, meeting rooms and toilet facilities in the middle and car servicing area to the rear.

The first floor comprises of further meeting rooms and staff office facilities.

The Porsche Showroom comprises of a bespoke industrial steel portal frame unit containing open plan car showroom accommodation to the front with sales offices, reception area and meeting rooms. The mid-sections comprise of workshops and parts department with access to the first floor offices and meeting rooms. To the rear is the body shop and servicing areas to include washing and valet bays.

The first floor comprises of modular and open plan staff facilities including offices, meeting rooms, W/Cs and kitchen / break out area.

There is an extensive rear parking / yard area with secure perimeter fencing and access off New Road. The total site measures approximately 1.9 acres.

## ACCOMMODATION

From approximate areas provided on a GIA basis in accordance with the RICS Property Measurements 1st Edition (2015) we note the below;

ACCOMMODATION	Sq Ft	Sq M
Aston Martin		
Ground Floor	5,714	530.88
First Floor	558	51.8
Porsche		
Ground Floor	18,985	1,763.76
First Floor	2,209	205.26
Mezzanine	3,326	309.03
TOTAL	30,793	2,860.73

## RATEABLE VALUE

Rateable Value: £280,000

Rates Payable for 2018/19 £138,040

Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

## PLANNING

The site has been confirmed by South Cambridgeshire District Council as one which should be afforded protection as an employment-generating site under Policy E/14 of the recently adopted South Cambridgeshire Local Plan 2018.

The policy seeks to preserve employment sites unless specific criteria are met. The Local Planning Authority would expect a future use of the site to be one generating comparable levels of employment when assessed against the existing use which generates in excess of 70 jobs.

Development that does not generate employment would need to meet at least one of the three criteria within the policy and fundamentally in this case that there is no market demand for continued employment use.

Interested parties may contact Colin Brown, a Planning Partner within the Carter Jonas Cambridge office for further advice (01223 326826).

## PRICE

£3,500,000 (Three Million, Five Hundred Thousand Pounds).

## EPC

Aston Martin: E (114)  
Porsche: D (79)

## VAT

We understand that VAT will be payable on the purchase price.

## VIEWINGS

All viewings are to be strictly arranged through sole agents;

Cater Jonas  
One Station Square  
Cambridge  
CB1 2GA

01223 315 716

## CONTACT

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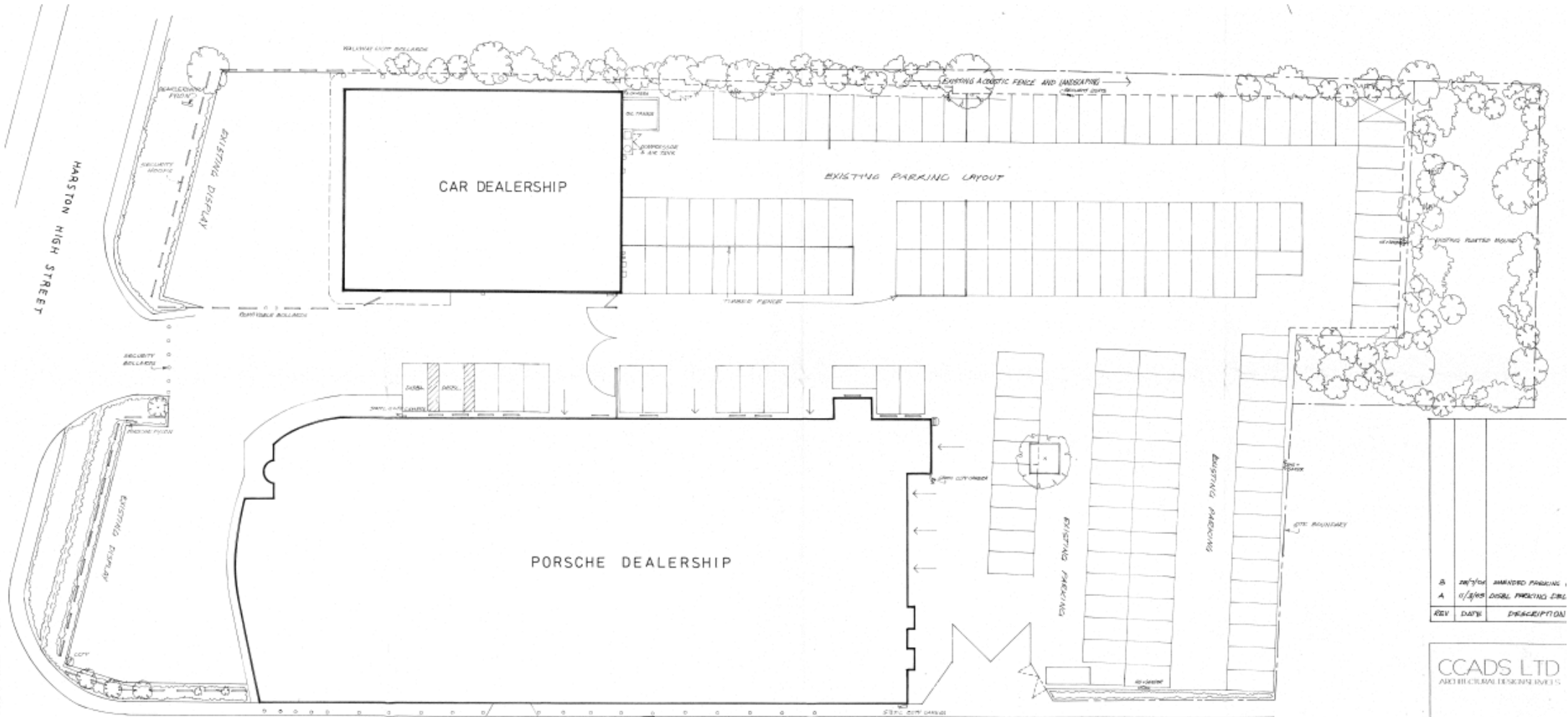








## FLOOR PLANS (Not to scale)



B	2/27/04	AMENDED PARKING
A	0/3/03	DOUBLE PARKING FINE
REV	DATE	DESCRIPTION

CCADS LTD  
ARCHITECTURAL DESIGN SERVICES

NORVIC COTTAGE NBERGATE 5  
NORFOLK DORSET NR22 2  
NO.1 WHITEHILL AVENUE BATTERSEA LONDON  
NORWICH TEL: 01603 481130 / 481131

POSTCODE: CB22 7QD



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