

RAPLEYS

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TO LET Prime Motor Dealership

Former Land Rover, Tickford Roundabout, London Road
Newport Pagnell MK16 ORE

CONTACT

Mark Frostick

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Bespoke motor dealership

Highly prominent
roundabout location
fronting the A509/A422

Traffic flow in excess of
27,000 vehicles per day

Close to J14 of the M1

1,500.3 sq m on 0.77
Hectare (16,149 sq ft on
1.90 Acres) approx

Available due to
relocation

Suitable for alternative
uses, STP

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Location

The property is situated in a highly prominent location facing the roundabout junction of the A509 and the A422, approximately 1.3 miles north of J14 of the M1, on the outskirts of Newport Pagnell. Traffic flows passed the site exceed 27,000 vehicles per day (source DoT).

Newport Pagnell, located in Buckinghamshire, is situated on the north east fringe of Milton Keynes and has excellent train and road links. Newport Pagnell has a population of 15,118 (2011 Census) and Milton Keynes has a population of 229,941.

Description

The building provides a purpose built dealership on a prominent site. Internally the accommodation provides an 8 car showroom, with customer reception and waiting area, finished to a high standard with an 8 bay workshop, wet and dry valeting bays and parts storage area. At first floor level, there are offices, storage and staff facilities.

Externally, there is display for approximately 62 cars and parking for a further 73 cars.



Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom/Offices	571.2	6,148
Workshop	379.2	4,082
Parts	94.1	1,013
First Floor Parts	105.0	1,130
First Floor office	92.8	999
First Floor Ancillary	133.1	1,433
Wet & Dry Valet Bays	124.9	1,344
Total	1,500.3	16,149

	Hectares	Acres
Total Site Area	0.77	1.90
Display approx		62 spaces
Parking approx		73 spaces

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

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Terms

The premises will be available from Q1 2017 by way of a new sub-lease expiring in December 2031. Further details upon request.

Planning

Offers for alternative uses may be considered. In the first instance parties should contact the local authority.

Rating

We are advised that the property is assessed in the 2017 Valuation List as “Car Showroom, Workshop & Premises”. Rateable Value £159,000.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any relief that may be available.

Further information is also available at www.2010.voa.gov.uk.

Energy Performance

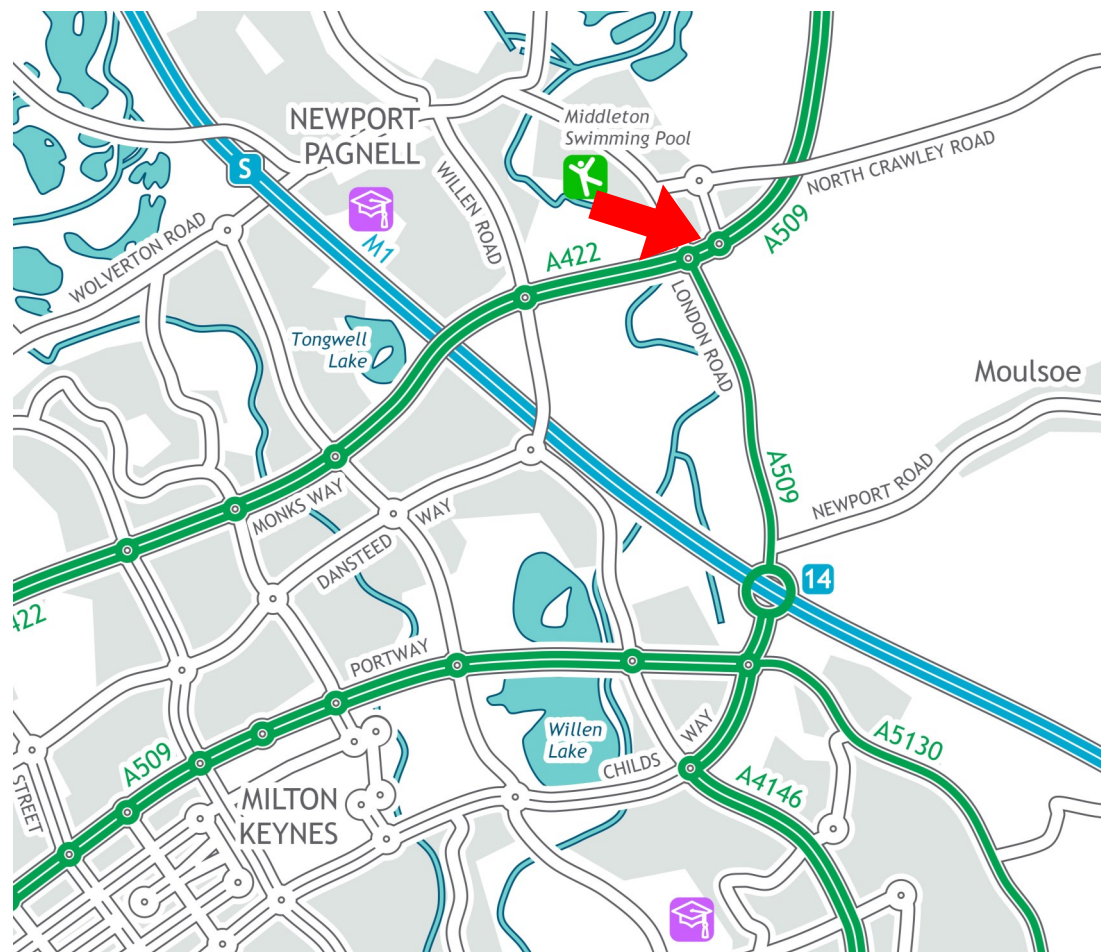
Energy Performance Asset Rating: C.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Viewing is strictly by appointment through the sole agent.



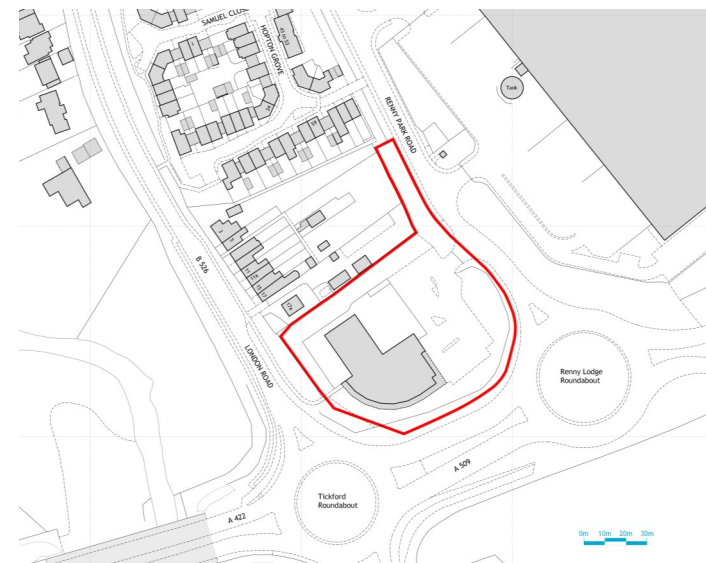
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