

RAPLEYS

rapleys.com
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TO LET Motor Dealership Complex

171-173 Cumnor Hill
Oxford OX2 9PL

CONTACT **Mark Frostick**
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Daniel Cook
07795 660259 | daniel.cook@rapleys.com



High quality dealership facilities

To let as a whole or will split

Located in affluent residential
area

Finished to a high standard

Available immediately

Available due to business
relocation

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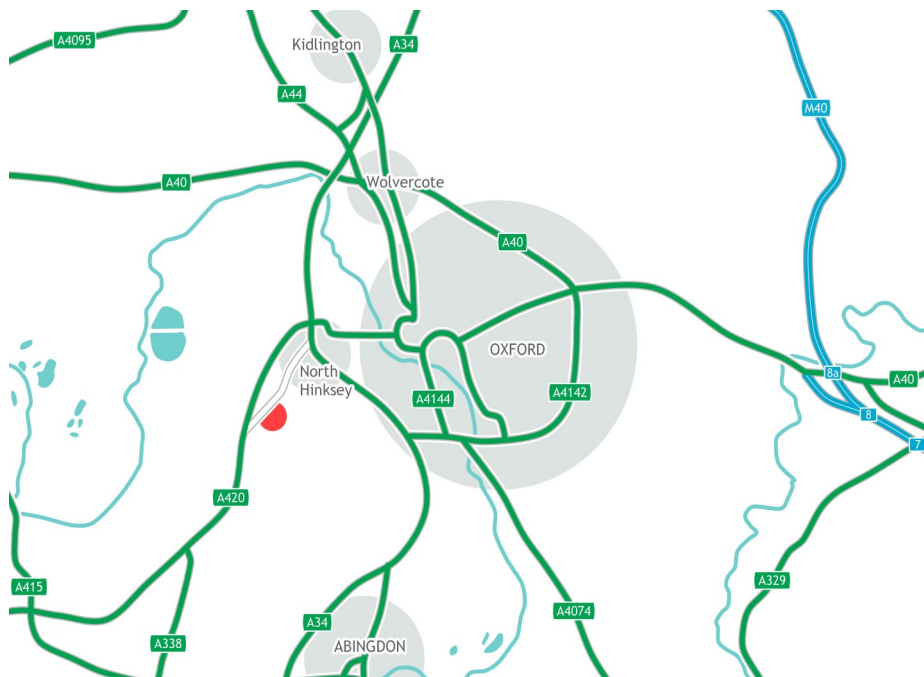
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Location

The property is located fronting Cumnor Hill in the near village of Cumnor to the east of Oxford.

The site has good connections to Oxford and beyond being only 0.5 mile to the A420 and only 1 mile from the Botley Interchange with the A34.

The surrounding area is largely residential focused but with a small office park at the rear.



Description

The premises previously provided dealership accommodation for Maserati and Jaguar but is now vacant following relocation.

The former Jaguar dealership consists of a 14 car showroom with a 6 bay workshop to the rear with a further 3 bay workshop beyond a parts storage area. At first floor level there are offices, staff facilities and parts storage.

The Maserati showroom has been recently refurbished and is located centrally on the site. The showroom has accommodation for 5 vehicles with a 5 bay workshop to the rear with offices at first floor level.

The used car (Select) showroom can internally display 4 vehicles and has a 3 bay workshop to the rear. There is a first floor mezzanine providing storage, offices and staff facilities.

To the rear is a valeting bay able to accommodate up to 7 vehicles.



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Accommodation

The property comprises the following approximate floor areas:

Former Jaguar	Sq m	Sq ft
Showroom	659.5	7,099
Workshop	234.4	2,620
Stores	159.5	1,717
Ancillary	100.2	1,079
First Floor	286.8	3,087
Total	1,449.4	15,602
Display Spaces	18 cars	
Parking	13 cars	

	Hectare	Acre
Total former Jaguar site area	0.25	0.63

Former Maserati/used cars	Sq m	Sq ft
Showroom	257.2	2,768
Used Showroom	180.8	1,946
Workshop/Parts	346.2	3,612
Offices	23.3	250
Ancillary	48.8	525
First Floor	346.1	3,725
Total	1,202.4	12,826
Display Spaces	25 cars	
Parking	40 cars	

	Hectare	Acre
Former Maserati site area	0.33	0.8

	Sq m	Sq ft
Valeting Shed	196.1	2,111

	Sq m	Sq ft
Total for entire complex	2,847.9	30,539
	Hectare	Acre
Total site area	0.58	1.43

Note: The site areas above 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.

Terms

The property is held on a leasehold basis until 2027. Our client is looking to sub-let for the remainder of the term.

Rating

We are advised that the Rateable Values are as follows:

1. Former Jaguar—£218,000
2. Former Maserati/Select — £149,000

The UBR for 2017/18 is 47.9p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.gov.uk/calculate-your-business-rates.

Energy Performance

Energy Performance Asset Rating: D.

VAT

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

Viewing

All viewings to be arranged through the sole agent.

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