RAPLEYS

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0370 777 6292

FOR SALE
Prime Motor Dealership Facility

367 Bath Road
Slough SL1 5QA

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

- Prime dealership facility
- Available early 2018 due to relocation
- Prominent automotive and retail location
- Potential for alternative uses / redevelopment (subject to planning)
- 2,149 sq m on 0.53 hectare (23,888 sq ft on 1.32 acres)

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Location

The premises front the A4 Bath Road to the west of Slough town centre. The A4 is the main route through Slough leading to Maidenhead and beyond to the west and London to the East.

The area fronting the A4 is predominantly commercial in nature with nearby occupiers including **HSS Hire, Better Bathrooms, Halfords Autocentres, Carphone Warehouse** and **Himalaya Carpets**. There are a number of car dealers in the area including the newly built **Volvo** dealership opposite along with **Fiat, Alfa Romeo, Mini, Renault** and **Mercedes Benz**.

Slough is a large town in Berkshire within the Thames Valley and has excellent transport links via the M4. Journey times by rail from Slough station to London Paddington are from 18 minutes.

A number of international companies have headquarter offices on Bath Road including **Lego**, **Burger King** and **O_2.** The town has a population of circa 140,000 (source 2011 census).

Description

The property provides a high quality dealership facility providing a 13 car showroom to the front with office, parts and a 13 bay workshop to the rear. The building could suit conversion to alternative uses, subject to the appropriate consents.

Externally there is an area of display parking to the front and to both sides with a compound at the rear. A freestanding valeting bay sits on the western side of the site.

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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom	520.36	5,601
Offices/ancillary	199.77	2,150
Workshop	813.35	8,755
Parts/ancillary	162.69	1,751
Total ground floor	**1,696.17**	**18,257**
FF Offices	131.88	1,420
FF Ancillary	112.07	1,206
FF Parts/stores	199.67	2,149
External valet bay	79.53	856
Total	**2,219.32**	**23,888**
	Hectare	Acre
Total Site Area	**0.53**	**1.32**
Front display	26 spaces	
Parking	37 spaces	
Rear compound	40 spaces	

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net 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 offered on a freehold basis. Offers on a subject to planning basis will be considered on merit.

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Planning
The property is located within an area identified by Slough Borough Council's Site Allocation Development Plan Document (adopted Nov 2010) as a Selected Key Location (SKL1) for "comprehensive redevelopment or regeneration". The property may therefore be suitable for a variety of uses including retail, car showroom, employment, hotel or residential uses, possibly as part of a mixed use scheme.

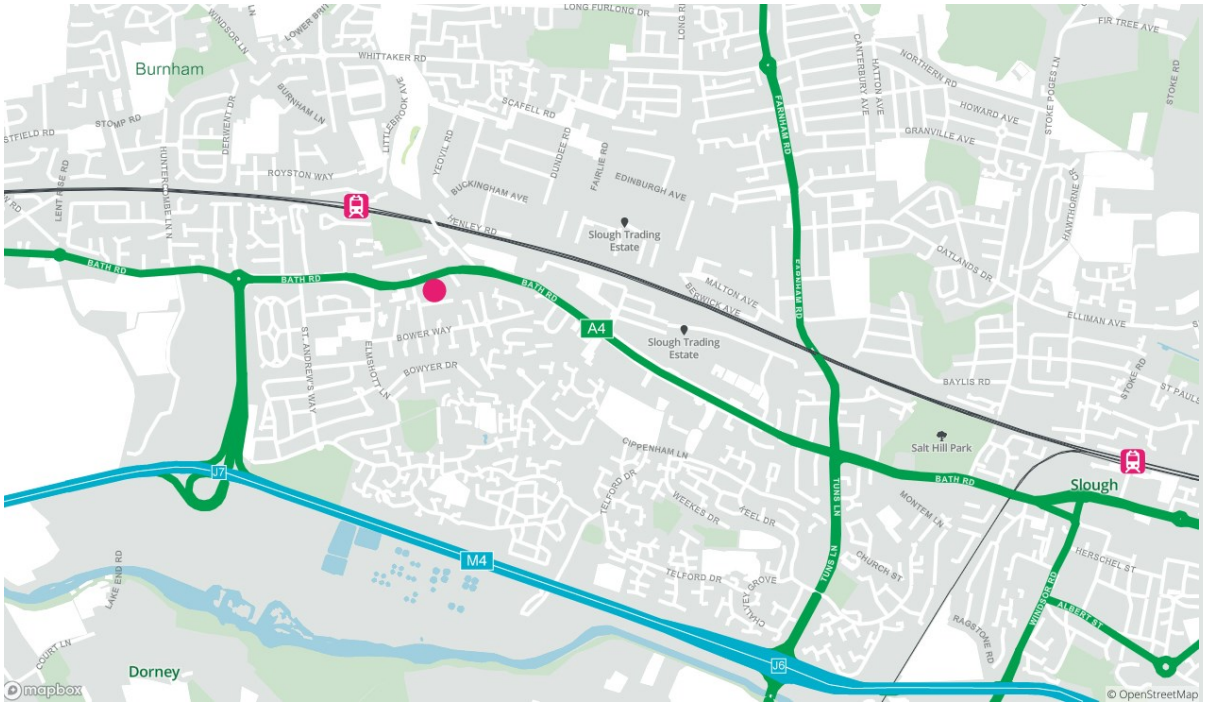
Further discussions can be had with the local planning authority, Slough Borough Council on 01753 477340.

Rating
We are advised that the Rateable Value for the property as a Car Showroom and Premises, is £242,000 and the UBR for 2017/18 is 47.9p in the £ and 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.gov.uk/calculate-your-business-rates.

Energy Performance
Energy Performance Asset Rating: TBC.

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

Viewing
There is a viewing day on Wednesday 2nd August and arrangements are to be made strictly through the sole agents.



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