

RAPLEYS

FOR SALE Motor Vehicle Dealership

rapleys.com
0370 777 6292

New Haw Road (A318) Addlestone,
Surrey KT15 2BY

CONTACT **Mark Frostick**
07785 522958 | mark.frostick@rapleys.com

John Rowland
07876 030518 | john.rowland@rapleys.com



Located in affluent area of
Surrey fronting A318, close to
J11 of M25

Redevelopment potential
(subject to the necessary
consents)

Site of 0.33 hectares (0.81
acres)

**Closing date for bids by
Wednesday 11th April**

FOR SALE

Motor Vehicle Dealership

rapleys.com
0370 777 6292

New Haw Road (A318) Addlestone,
Surrey KT15 2BY

CONTACT **Mark Frostick**
07785 522958 | mark.frostick@rapleys.com

John Rowland
07876 030518 | john.rowland@rapleys.com

Location

The property is located on the A318 New Haw Road to the south of Addlestone town centre and close to The Bourne river. The area is a mixture of residential and commercial with nearby occupiers including **Wyevale** and **Majestic Wine**.

Addlestone is located to the west of London, close to J11 of the M25 providing easy and convenient access to the surrounding areas. Addlestone railway station is approximately 0.7 mile to the north east.



Description

The property currently provides a car showroom with workshop/valeting facilities to the rear. There are first floor offices and staff facilities to the front accessed via an open staircase from the main showroom. There is a further area of first floor, self contained offices to the rear.

Externally there is a tarmacadam forecourt providing vehicle display and parking for 33 vehicles. Additionally there are grass areas to the north and west which are included with the site but we understand are currently designated as green belt.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom	206.0	2,218
Valeting/Storage/Workshop	176.9	1,905
Ancillary/WCs	15.0	162
First floor offices	138.7	1,492
First floor ancillaries	30.7	330
First floor self contained offices	113.9	1,226
Total	681.2	7,333
Parking		33 spaces

	Hectare	Acre
Total Site Area	0.33	0.81

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.

FOR SALE

Motor Vehicle Dealership

rapleys.com
0370 777 6292

New Haw Road (A318) Addlestone,
Surrey KT15 2BY

CONTACT **Mark Frostick**
07785 522958 | mark.frostick@rapleys.com

John Rowland
07876 030518 | john.rowland@rapleys.com

Tenure

Freehold. The current tenant is not in occupation and we expect to be able to provide vacant possession shortly.

Terms

Our client is looking for freehold offers on an unconditional basis by no later than close of business **Wednesday 11th April.**

Rating

We are advised that the Rateable Value for the property is £53,500 and 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: C.

VAT

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

Viewing

The site can be viewed from the road at any time. Internal inspections via appointment with the agent.

Note: The photos in this brochure show the property from previous occupation.



RAPLEYS

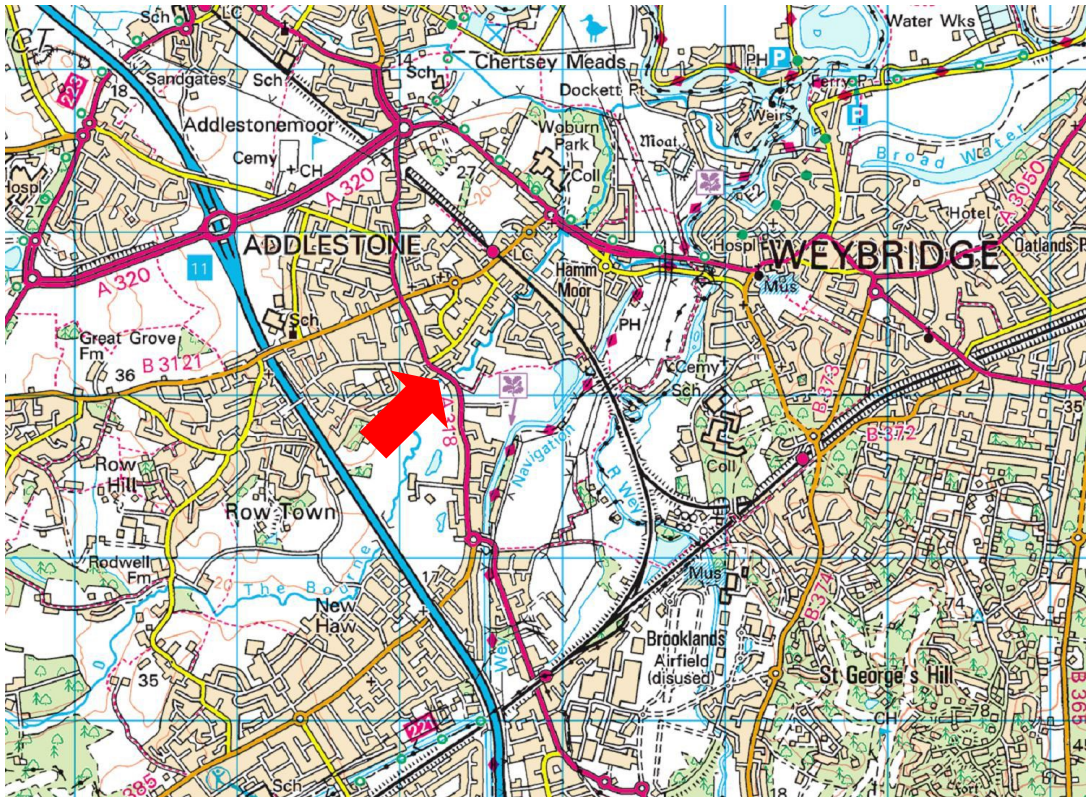
FOR SALE Motor Vehicle Dealership

rapleys.com
0370 777 6292

New Haw Road (A318) Addlestone,
Surrey KT15 2BY

CONTACT **Mark Frostick**
07785 522958 | mark.frostick@rapleys.com

John Rowland
07876 030518 | john.rowland@rapleys.com



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy. Reproduced by permission of Geographers A-Z Map Co. Ltd. Licence No. A0203. This product includes mapping data licensed from Ordnance Survey - © Crown Copyright 2001. Licence No. 100017302 and © Crown Copyright, All rights reserved. Licence No. ES 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in February 2018