

RAPLEYS

rapleys.com
0370 777 6292

TO LET

Prominent Motor Dealership

131-159 Edgware Road
London NW9 6LL

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



Highly prominent automotive facility

Established motor trade location

Mercedes Benz, Volvo, Toyota, Lexus and Kia all within 1.5 miles

1,841 sq m (19,818 sq ft) on 0.35 hectares (0.86 acres)

Suitable for alternative uses, subject to planning

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Location

The property sits in a prominent position fronting the A5 Edgware Road approximately 1 mile north-west of Brent Cross and the A406 North Circular Road and 9 miles north-west of Central London.

The immediate area is synonymous with the motor trade with a large number of brands represented close by including **Volvo, Ford, Lexus, Toyota, Honda, Kia, Hyundai** and **Mercedes-Benz**. There are also a number of retail parks stretched along the A5 at this point and a large **Sainsburys** supermarket a short distance south.

Description

The property comprises a 4 storey dealership complex with ground and first floor showrooms, second floor workshop / valeting and roof car parking. The building sits on the northern portion of the site with vehicle display and customer parking to the south. Internally the showrooms accommodate 8 vehicles at ground floor and a further 6 at mezzanine level and are all fitted to a high standard with tiled flooring, full height showroom glazing and suspended ceilings. There is an office and ancillary accommodation to the side and rear.

At second floor level is the workshop / valeting area which is accessed via a vehicle lift from within the northern elevation. A roof top car park is at fourth floor level which is laid to tarmac and has space for approximately 20 vehicles.



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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground Floor		
Showroom	406.33	4,374
Offices/ancillary	171.80	1,849
Plant/vehicle lift	73.66	793
First Floor		
Showroom	305.08	3,284
Offices/ancillary	121.68	1,310
Plant/Vehicle lift	66.42	715
Workshop/Valeting		
	492.77	5,304
Stores/Ancillary/Vehicle Lift		
	130.62	1,406
Third Floor		
Plant/Vehicle Lift/Stores	72.81	784
Total	1,841.17	19,819
	Hectare	Acre
Total Site Area	0.35	0.86

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.

Tenure

Leasehold only.

Terms

The property is available on a leasehold basis. Offers subject to planning may be considered.

Rating

We are advised that the Rateable Value for the property is £176,000 and the UBR for 2018/19 is 49.3 p 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

To be arranged by the sole agents.

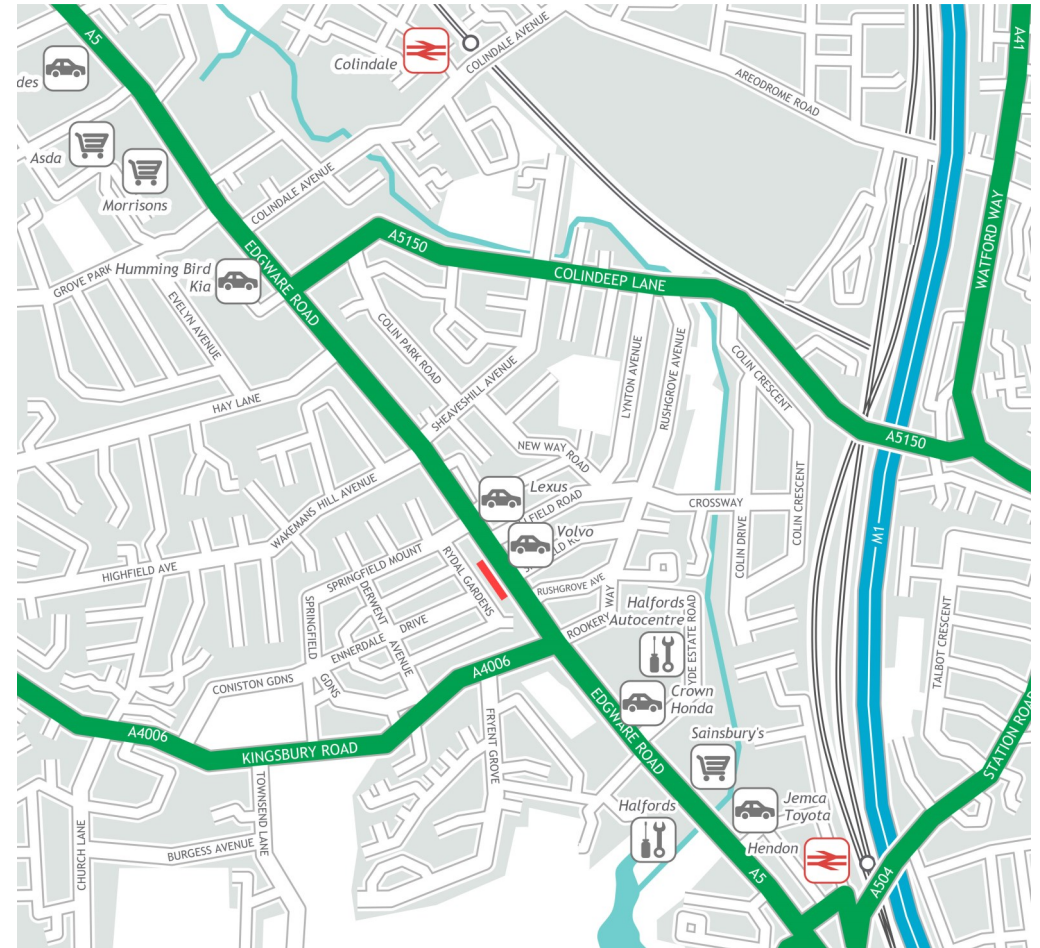
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