

RAPLEYS

rapleys.com
0370 777 6292

TO LET **Motor Dealership**

Former Mercedes-Benz, North Circular Road
London NW10 7GA

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

Damien Lippett
07826 526420 | damien.lippett@rapleys.com



Highly prominent motor
dealership facility

Direct frontage to and access
from A406 North Circular Road

Approximately 100,000 vehicle
movements per day

Suitable for alternative uses,
subject to planning

8,514 sq ft plus 2,400 sq ft
canopy on 0.83 acres

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Location

The property sits in a very prominent position fronting the westbound carriageway of the A406 North Circular Road, approximately ½ mile east of the A40 Hanger Lane intersection. The Park Royal Business Park lies a short distance to the east and Central London 8 miles east.

The surrounding area comprises a mix of different uses with nearby occupiers including **Travelodge, Bakkavor Foods, Easybus, Hoo Hong** and **Shurgard Self Storage**. There are also a number of other motor dealerships fronting the A40 a short distance to the south including **Jaguar / Land Rover, Renault, Nissan, Aston Martin** and **Tesla**.

Description

The property comprises a well established full motor dealership facility with a front showroom area, a rear reception / office area and a workshop / valeting section at the rear. There is also a small mezzanine store at first floor level.

Internally the full height showroom accommodates 6 vehicles and is fitted to a high standard with a tiled floor, suspended ceiling with spot lighting and recessed air conditioning units. The workshop area at the rear is fitted to a good standard and has space for 4 ramps.

Externally the site is laid to tarmacadam and includes an extensive canopy display area with space for 18 vehicles thereunder.

The site has total capacity for over 100 vehicles.



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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom	204.28	2,199
Showroom ancillary	40.96	441
Reception/offices	252.39	2,717
Workshop	179.42	1,931
Valeting	41.06	442
Mezzanine	72.88	784
Total	790.99	8,514

	Hectare	Acre
Total Site Area	0.337	0.83

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. A copy of the existing lease is available upon request.

Terms

Offers are invited on the basis of an assignment or an underletting.

Rating

We are advised that the Rateable Value for the property is £121,000 and the UBR for 2018/19 is 51.3p in the £, including the Crossrail supplement at 2p. 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

By appointment only



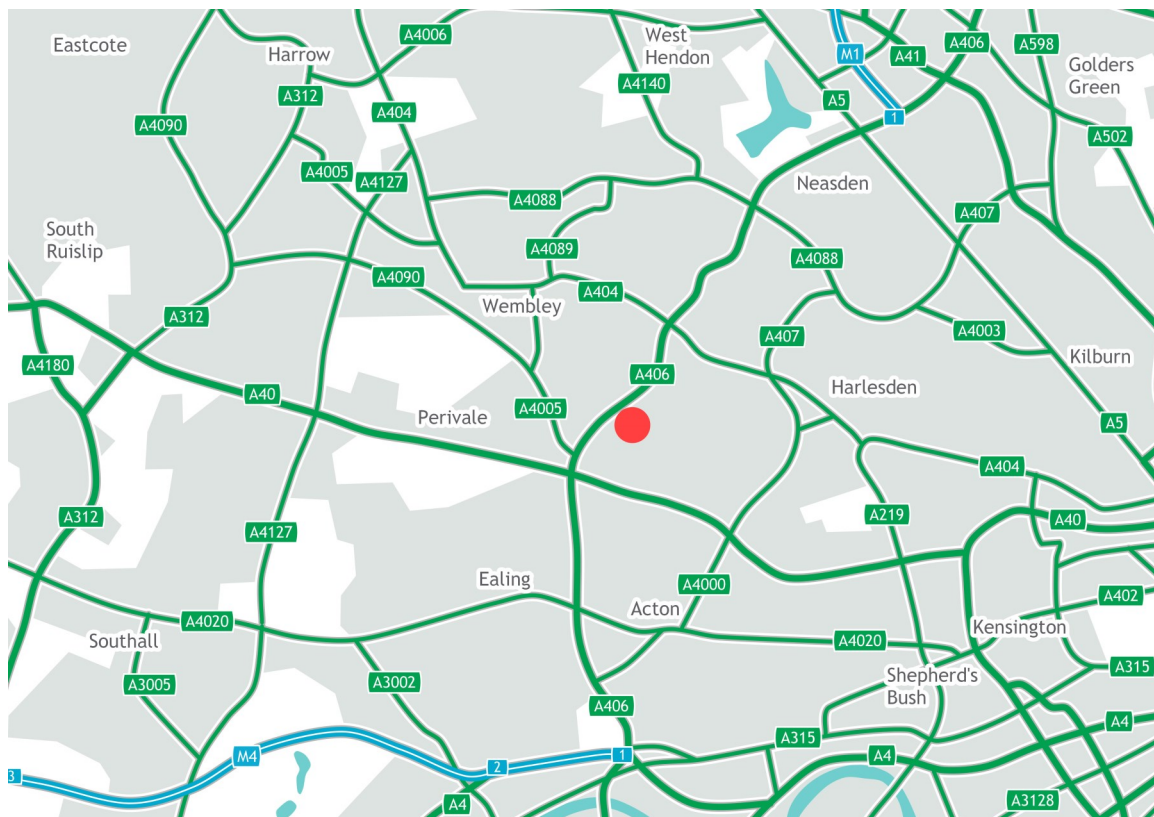
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