

RAPLEYS

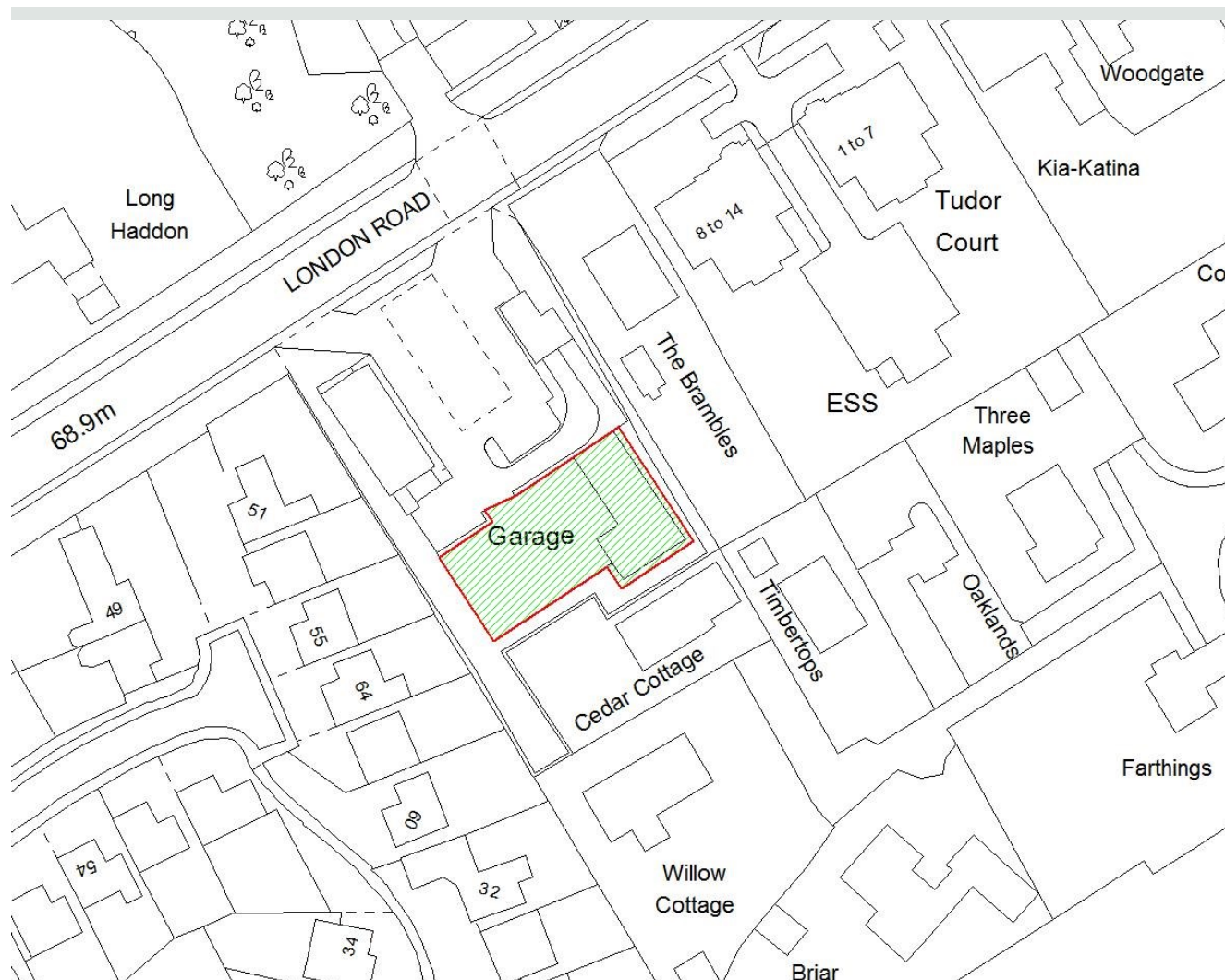
TO LET Car Showroom

rapleys.com
0370 777 6292

Former Prestige Cars, London Road
Windlesham, Camberley GU20 6PJ

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

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



The site fronts the A30 (6 miles east of Bracknell)

161.09 sq m (1,734 sq ft) on approximately 0.09 hectare (0.22 acre)

Close to the affluent villages of Ascot, Windlesham and Sunningdale

Adjoining an established **ESSO** filling station

Suitable for alternative uses (subject to planning)

Viewing day 11 September 2018

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Location

Located on the A30 (London Road), to the rear of an established filling station and close to the villages of Sunningdale and Ascot. Department for Transport road traffic statistics suggest the road has daily passing traffic of 15,089.

Description

The property comprises a car showroom and sales facility of brick construction. The premises include sales area, office accommodation, toilet and kitchenette facilities.

Externally there are 21 display spaces.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom	125.82	1,354
Office	23.69	255
Kitchen	5.69	61
Internal storage	5.89	63
Total	161.09	1,734

	Hectare	Acre
Total Site Area	0.09	0.22

Note: The above areas have been taken from the VOA and as such must be verified by interested parties. The site area is scaled from the Promap measuring system.



Current site

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Tenure

The premise are available on a new 5 year FRI lease, terms to be agreed. Further details available on request.

Rating

We are advised that the Rateable Value for the property is £19,250 and the UBR for 2018/19 is 48p 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.2010.voa.gov.uk

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

To be arranged through the sole agents.

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.

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