

RAPLEYS

rapleys.com
0370 777 6292

FOR SALE/MAY LET Prime Motor Dealership

Former Vauxhall, 301 Thurmaston Lane
Leicester LE4 9UX

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

Mark Frostick
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Mike Allwood
07969 149386 | mra@andash.co.uk

ANDREW+
ASHWELL



Prominent motor dealership
facility

Frontage to and direct access
from A563 Thurmaston Lane

Suitable for a variety of uses,
subject to planning consent

2593.57 sq m (27,917 sq ft) on
0.82 hectares (2.03 acres)

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Location

The property sits in a prominent position fronting the eastbound carriageway of the A563 Thurmaston Lane which comprises part of the Leicester Outer Ring Road. Leicester city centre lies 3 miles to the south-west and the A563 leads west to the M1 which is 5 miles distant.

Access to the property is direct from the A563 with egress via Highcliffe Road to the north.

The surrounding area is largely commercial in nature with Leicester **Porsche** directly opposite and a **Morrisons/Texaco** forecourt to the north. Other nearby occupiers include **KFC, Aldi** and a large **Tesco Extra** lies 0.5 miles south.

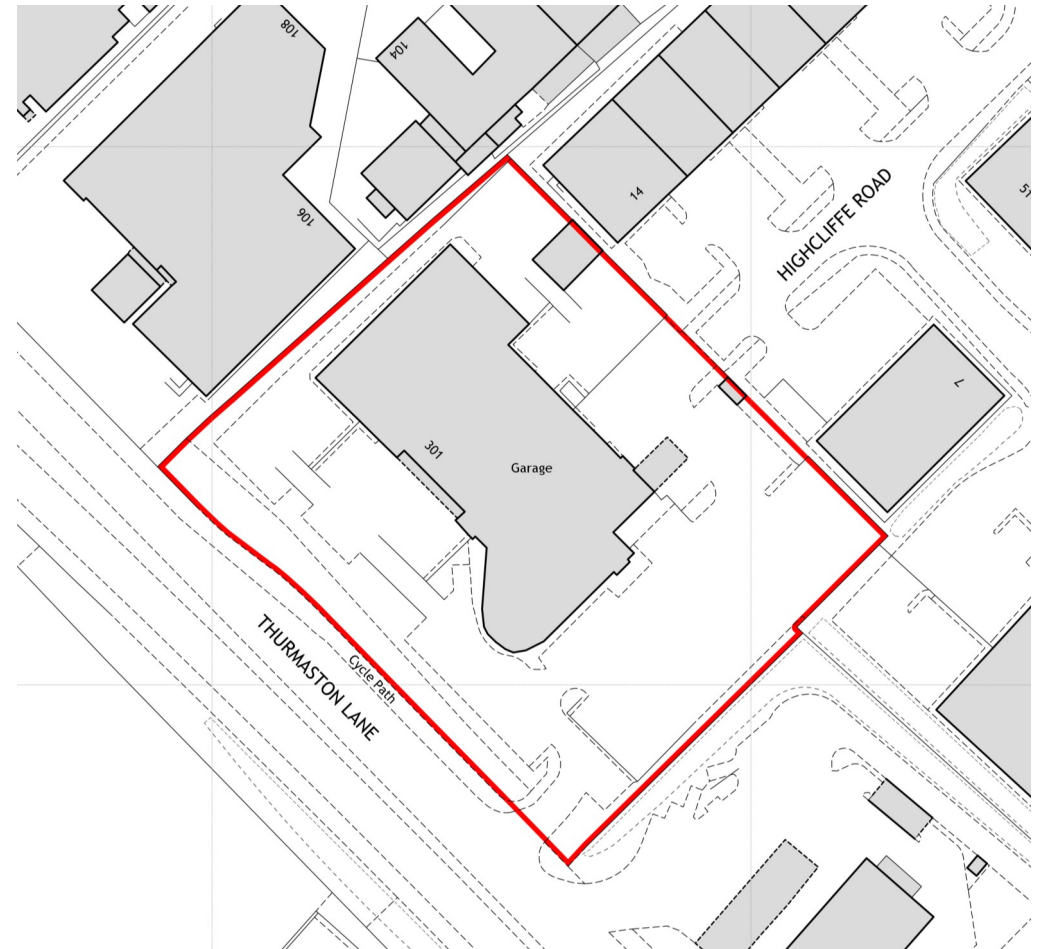
Description

The property, constructed in 1992, comprises of an established full motor dealership facility of frame construction with a front glazed showroom. The site includes a large front showroom, two workshop areas, a bodyshop, office, parts and valeting accommodation.

The showroom sits at the front of the site and is fitted to a high standard with a tiled floor, high set suspended ceiling with recessed lighting and air conditioning units and has space for 10 vehicles to be displayed.

The two workshop areas are also fitted to a good standard with tiled flooring, lighting by way of florescent strip lighting and translucent ceiling panels and heating by ceiling suspended warm air blowers. There are a total of 15 workbays across the two workshop areas.

At the rear of the site, opposite the bodyshop, is a freestanding double bay valeting facility.



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Accommodation

The property comprises the following approximate floor areas:

| | Sq m | Sq ft |
|-------------------------|---------------------|------------------|
| Showroom | 427.70 | 4,604 |
| Offices | 207.80 | 2,237 |
| Ancillary | 104.30 | 1,123 |
| Workshop | 505.70 | 5,443 |
| Bodyshop | 534.20 | 5,750 |
| Low height stores | 76.70 | 826 |
| Parts | 321.80 | 3,464 |
| Parts offices/ancillary | 146.40 | 1,576 |
| Valeting | 71.00 | 764 |
| Parts/mezzanine | 141.60 | 1,524 |
| Total | 2,537.20 | 27,310 |
| External stores | 13.20 | 142 |
| Canopy | 43.50 | 468 |
| Total Site Area | 0.82 Hectare | 2.03 Acre |

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

Freehold or Leasehold considered.

Terms

Offers invited.



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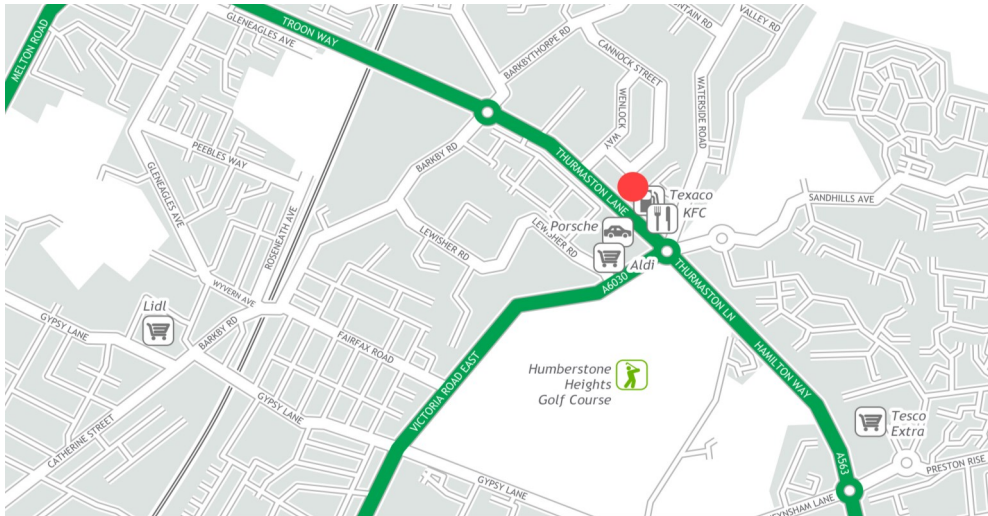
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Rating

We are advised that the Rateable Value for the property is £135,000 and the UBR for 2019/20 is 50.4p 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: TBC.

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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VAT

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

Viewing

By appointment only.

