

RAPLEYS

TO LET Motor Dealership

rapleys.com
0370 777 6292

Jaguar House, Abington Square,
Kettering Road, Northampton NN1 4AJ

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

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



Prominent motor dealership
facility

Vacant possession available
July 2021

Suitable for a variety of uses,
subject to planning

A subdivision may be considered

Close to town centre

High passing traffic flow

1,555.53 sq m (16,744 sq ft)
on 0.388 hectare (0.96 acre)

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Location

Northampton is one of the largest towns in England with a population of 212,000 (2011 Census). The subject property sits a short distance east of the town centre and is located on the northern side of the A4500 Kettering Road on a small gyratory system.

The A4500 leads west to the intersection with the A5123 York Road, which effectively forms an inner ring road around the town centre. This leads south to the A428 Bedford Road which subsequently leads south to the A45 Trunk Road and lies less than a mile from the subject property.

The surrounding area comprises a mix of retail and residential uses with a number of town centre car parks close by.

Description

The property comprises a full dealership facility consisting of showroom, workshop, office parts and ancillary accommodation which has been used as a **Jaguar** dealership for over 25 years.

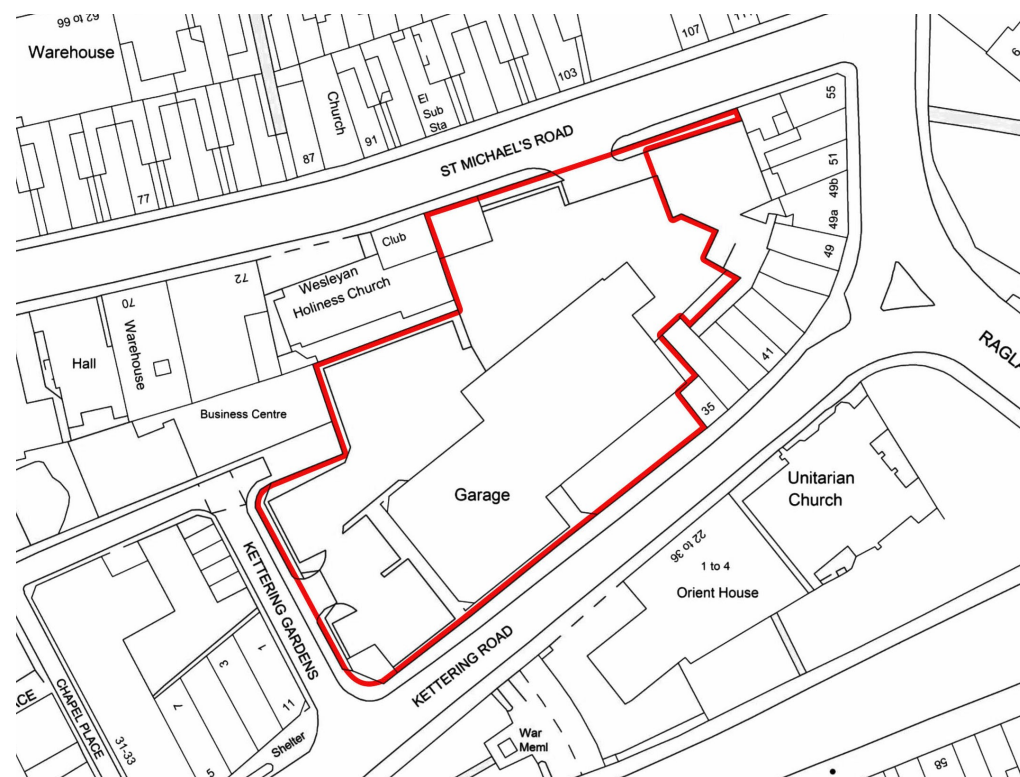
The full height showroom occupies the front of the building and is fitted to a high standard with a polished tiled floor, glazed elevations to 3 sides and a high set suspended ceiling with recessed spot lighting and heating vents.

A two storey section at the rear comprises series of offices and customer WC's which are fitted to a high, customer facing standard. The first floor is accessed via a spiral staircase from the showroom.

The workshop occupies the majority of the rear of the building and is again fitted to a good standard with a tiled floor and walls to a height of approximately 2m with painted blockwork above. Access is via a single up and over door.

A two storey residential style building sits at the rear of the site which comprises ground floor valeting with archive storage above.

The entire site is laid to brick paviour with substantial display and parking areas to the side and rear. Access can be gained both from Kettering Road and St Michael's Road.



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Accommodation

The property comprises the following approximate floor areas:

| | Sq m | Sq ft |
|------------------------|----------------|---------------|
| Showroom | 453.69 | 4884 |
| Offices | 67.33 | 725 |
| Parts | 73.07 | 786 |
| Workshop | 567.08 | 6104 |
| FF offices/ancillary | 112.00 | 1206 |
| FF parts/plant | 168.56 | 1814 |
| | | |
| Valet bay | 56.90 | 613 |
| Archive store | 56.90 | 613 |
| Total | 1555.53 | 16,744 |
| | Hectare | Acre |
| Total Site Area | 0.388 | 0.96 |

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 but consideration may be given to a subdivision.

Terms

Inviting offers.

Energy Performance

Energy Performance Asset Rating: TBC.



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Rating

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.

VAT

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

Viewing

Strictly by appointment with the sole agents.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at 33 Jermyn Street, London SW1Y 6DN. Regulated by RICS.

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