

RAPLEYS

rapleys.com
0370 777 6292

TO LET **Motor Dealership**

Passfield Way, Peterlee SR8 1PX

CONTACT **Peter Paphitis**
07917 674909 | peter.paphitis@rapleys.com
Tom Cooley
07795 672154 | tom.cooley@rapleys.com



Purpose built motor dealership

Prominent position, with
extensive road frontage

Suitable for a variety of
alternative uses, subject to
obtaining the necessary
consents

1,284 sq m (13,832 sq ft) on a
site of 0.57 hectare (1.40 acres)

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Location

The property benefits from a very prominent frontage to Passfield Way, with excellent transport links to the A19, which lies just 200 metres to the west. The property is situated in a largely residential area with a strong passing traffic flow.

Peterlee is a town in County Durham located just 13 miles to the south of Sunderland. The town is accessed immediately off the A19, providing convenient access to Newcastle towards the north and York towards the south.

Description

The subject property comprises an established motor dealership facility of steel portal frame construction with showroom, offices, workshop and parts storage. Internally, the showroom is fitted to a good standard and can accommodate 12 vehicles, while the workshop has 7 workbays. To the first floor level there is further office accommodation, kitchen facilities and storage.

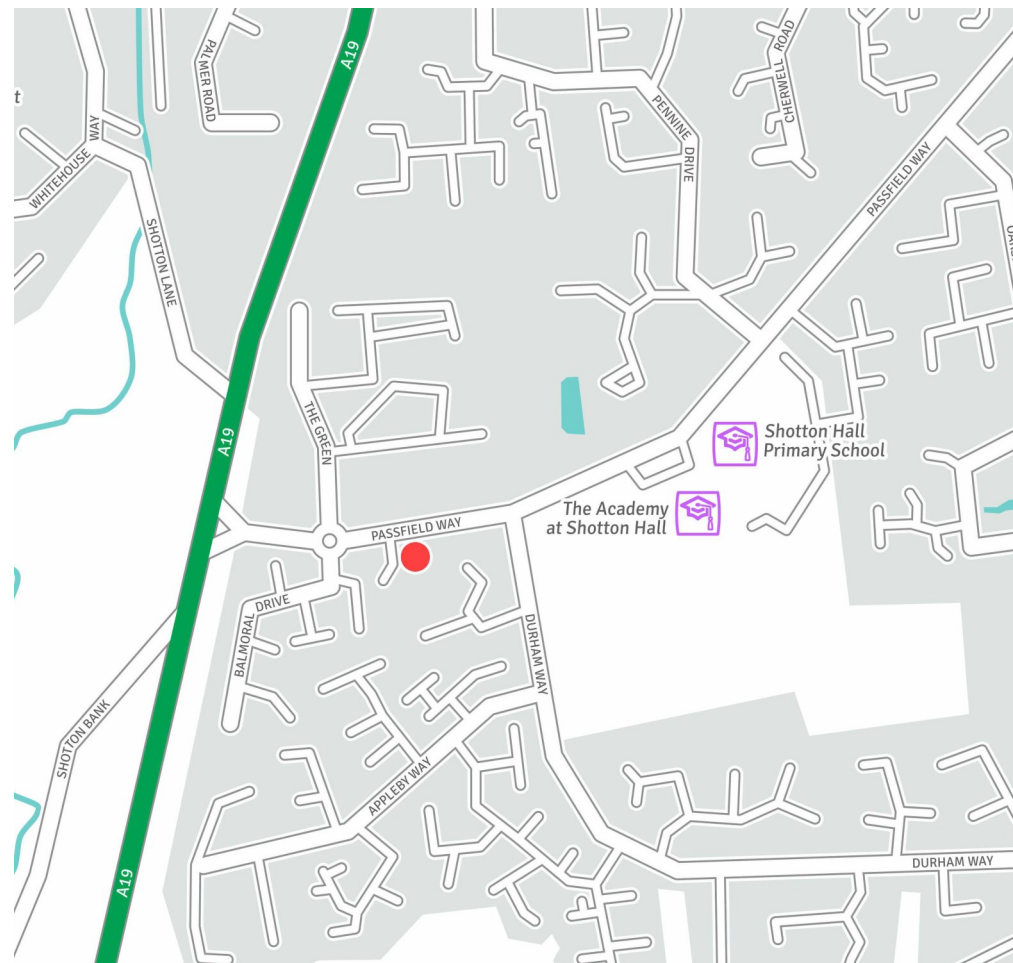
Externally, the forecourt can accommodate approximately 150 vehicles.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom	333.62	3,591
Offices	150.46	1,620
Workshop/parts	450.39	4,848
Ancillary	115.24	1,240
First floor		
Offices/ancillary	121.21	1,305
Mezzanine	113.28	1,219
Total	1,284.21	13,823
	Hectare	Acre
Total Site Area	0.57	1.40

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.



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Tenure

Leasehold.

Terms

The property is available on a new sub-lease on terms to be agreed. Further information available upon request.

Rating

We are advised that the Rateable Value for the property is £107,000 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: E.

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 Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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