

RAPLEYS

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0370 777 6292

TO LET Prime Motor Dealership

1 Ferris Row, Riverside,
Northampton NN3 9HX

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

AVAILABLE DUE TO RELOCATION



Prime Motor Dealership Facility

“Motor Park” location with **Ford, Hyundai, Peugeot, Mercedes-Benz, Nissan, Toyota, Vauxhall and VW**

Estate adjoins Riverside Retail Park

Prominent position at Estate Entrance

1,555.97 sq m (16,749 sq ft) on
0.585 hectare (1.45 acre)

Good parking and display provision

Available Q2 2021

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Location

The property sits at the entrance to the Riverside Estate, approximately 2 miles east of Northampton Town Centre. Northampton is one of the largest towns in England with a population of 212,000 (2011 Census).

The Riverside Estate fronts directly onto the A45 Dual Carriageway which forms a southern bypass of Northampton and leads to the M1, approximately 6 miles to the south-east.

Northampton has almost complete motor dealership representation within the Riverside immediate area, consisting of the largest concentration of dealerships in the town. Brands represented include **Ford, Hyundai, Peugeot, Mazda, Mercedes-Benz, Nissan, Toyota, Vauxhall** and **VW**. Riverside Retail Park adjoins with a number of national retailers including **Currys PC World, Halfords, Homebase, McDonald's** and **Next**.

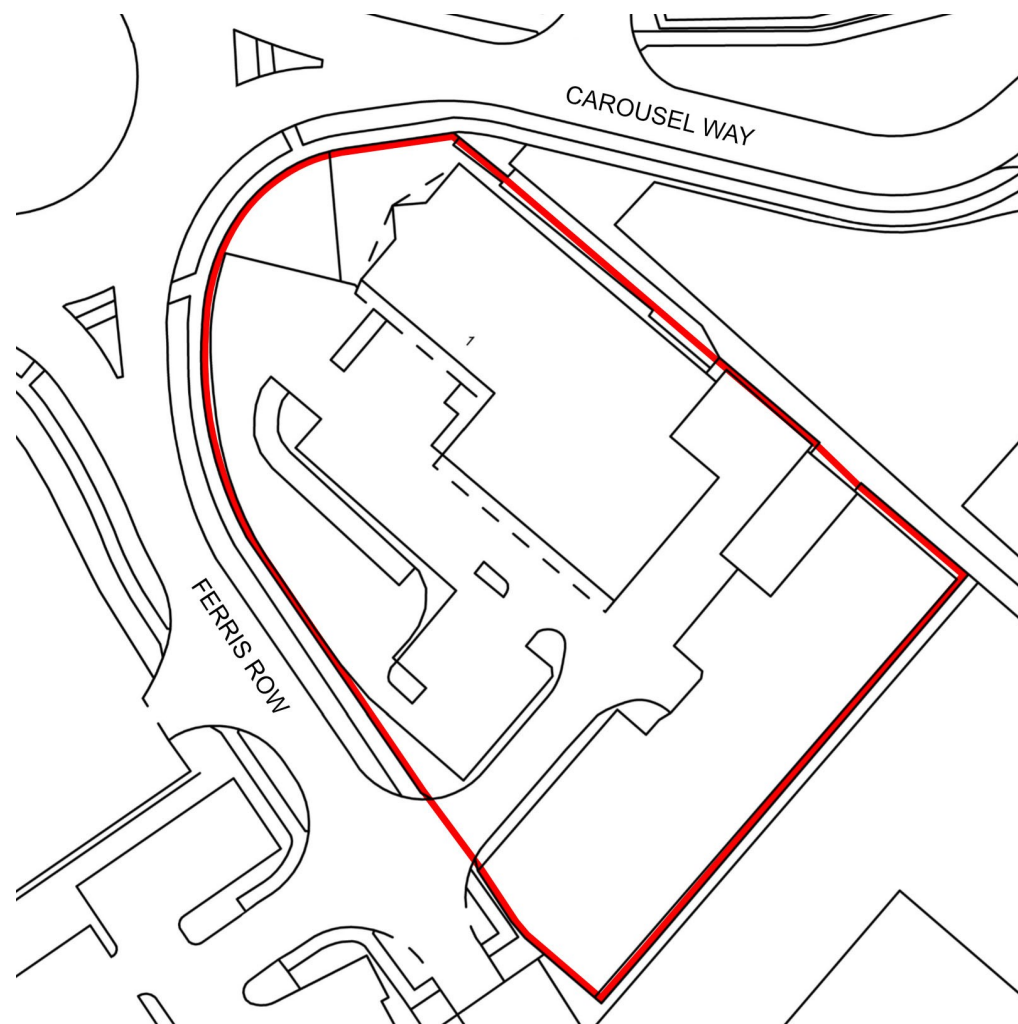
Description

The premises comprise a prominent and well established motor dealership facility sitting on a regular shaped site benefitting from a low coverage, together with a large rear fenced compound.

The six car showroom is well fitted with a high quality polished tiled floor, suspended spotlighting and air conditioning. A series of offices sit at the rear which are fitted to a good, customer facing standard. Separate male and female WC's are situated at the rear.

The workshop occupies the majority of the rear of the building and has 13 workbays on a painted concrete floor with florescent strip lighting and ceiling suspended strip heaters. Access is via two up and over doors in the side and rear elevations. A parts area adjoins the workshop and is fitted to a similar standard. The first floor has a series of offices, staff ancillary and storage areas.

A freestanding, secure four bay valeting facility sits at the rear of the building, adjoining the vehicle compound which is secured by steel palisade fencing. The perimeter areas are generally laid to tarmac throughout.



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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom	307.91	3,314
Offices/ancillary	108.63	1,169
Workshop	590.28	6,354
Parts	133.71	1,440
FF offices/ancillary	290.79	3,130
Valeting building	124.65	1,342
Total	1,555.97	16,749
	Hectare	Acre
Total Site Area	0.585	1.45

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.

Terms

The property is held on a 30 year lease from April 2013 at a current rent of £200,000 per annum. There is a tenant break clause in 2028.

Offers are invited on the basis of an assignment of the existing lease.

Vacant possession can be offered in the second quarter of 2021.

Energy Performance

Energy Performance Asset Rating: TBC.

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Rating

The property is entered in the 2017 Rating List as "Car Showroom and Premises" with a rateable value of £147,000. Please note, the Government have confirmed that Business Rates will not be payable on occupied dealership premises for the whole of 2020-21.

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 the [Government website](#).

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 agent.

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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