

**RAPLEYS**

## TO LET Motor Dealership

rapleys.com  
0370 777 6292

Former Citroen, Preston Farm, Yarm Road,  
Stockton-on-Tees TS18 3RT

CONTACT **Peter Paphitis**  
07917 674909 | peter.paphitis@rapleys.com

**Peter Nicholas**  
07879 487646 | peter.nicholas@rapleys.com



Purpose built motor dealership

Prominent roadside location  
fronting Yarm Road

1,323 sq m on 0.732 hectare  
(14,569 sq ft on 1.81 acres)

165 vehicle parking spaces

Circa 27,000 daily vehicle  
movements

**Please note** - the adjacent car  
display site may also be available  
by separate negotiation

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### Location

The property fronts the A135 Yarm Road, within the Preston Farm Estate, just to the south of the roundabout intersection with the A66 trunk road.

Central Stockton-on-Tees is 1.75 miles to the north east, whilst Middlesbrough is five miles to the east, via the A66. To the west, the A66 leads to Darlington with the A1(M) beyond.

The Borough of Stockton-on-Tees has a population catchment of almost 200,000, although the wider Teesside population is in excess of 375,000 (2011 Census).

The A135 Yarm Road forms a very busy route with daily traffic movements of 27,000 vehicles (DofT). Access to the property is from Eris Road, leading from Yarm Road, to the south of the property.

Preston Farm is popular with the automotive sector; to the south of the site is Cooper **BMW & Mini**, Drive **Vauxhall, Porsche** Centre Teeside, Stoneacre **Volvo**, Stratstone **Land Rover & Jaguar** and Sytner **Mercedes**.

In addition, Motorpoint are soon to open a new car supermarket at the former Ford dealership on Yarm Road. Other occupiers include a **Premier Inn** hotel directly adjacent to the north and **TruGym** opposite.

### Description

The property comprises a purpose built motor dealership facility, internally configured to provide a vehicle showroom with glazed elevations capable of accommodating eight vehicles, together with extensive partitioned offices at both ground and first floor levels.

Behind the showroom is the service workshop and parts storage, together with ancillary accommodation. Attached at the very rear of the building is the pdi and valeting, along with a car wash.

The external provision is laid to a mixture of tarmacadam and block paviour, providing 165 parking and display spaces.

**Please note** - the adjacent car display site (edged blue on the plan, overleaf) may also be available by separate negotiation.





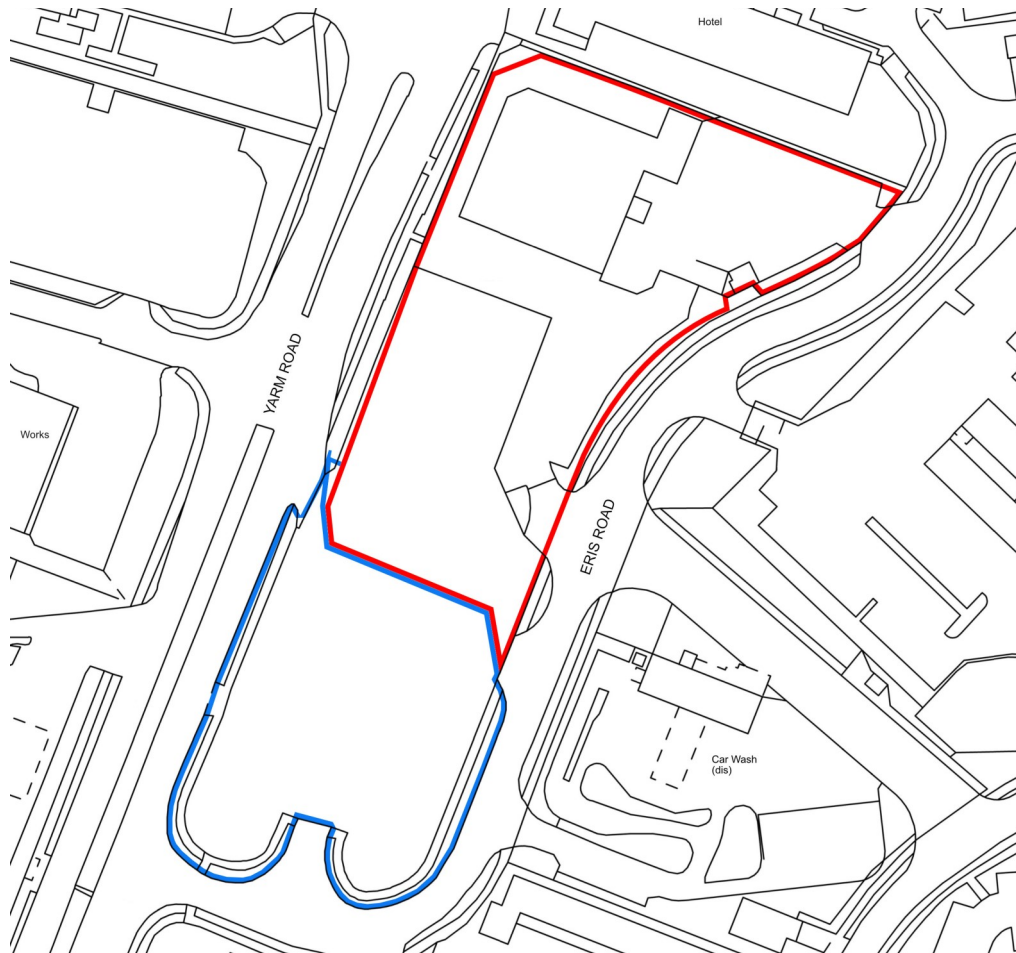
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## Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom	314.10	3,381
Offices and ancillary	143.63	1,546
Workshop	429.09	4,619
Workshop ancillary	42.23	455
Parts storage	77.78	837
Valeting	89.22	960
First floor offices and ancillary	81.80	881
Parts mezzanine	100.64	1,083
<b>Total</b>	<b>1,353.52</b>	<b>14,569</b>
	Hectare	Acre
<b>Total Site Area</b>	<b>0.732</b>	<b>1.81</b>

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

The property is currently held on a lease expiring on 21 December 2031.

## Terms

The property is available by way of a new sublease on terms to be agreed. Further information available upon request.

The area edged blue on the plan is held freehold and may also be available by separate negotiation.

## VAT

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



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### Rateable Value

We are advised that the Rateable Value for the property is £201,000. Please note, the Government have confirmed that Business Rates will not be payable on occupied dealership premises for the whole of 2020-21.

The Rateable Value for this site also includes the adjoining car display premises.

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](#).

### Energy Performance

Energy Performance Asset Rating: TBC

### 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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