

RAPLEYS

rapleys.com
0370 777 6292

TO LET **Motor Dealership**

244-246 Stamfordham Road
Newcastle-upon-Tyne NE5 2LA

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

Tom Cooley | Rapleys LLP
07795 672154 | tom.cooley@rapleys.com

Andrew Wright | Lambert Smith Hampton
07957 823910 | awright@lsh.co.uk

**Lambert
Smith
Hampton**

Emily Wood | Lambert Smith Hampton
07900 120143 | ewood@lsh.co.uk



Prime roadside site

Ideal for car sale and repair

Site extends to 0.48 hectare
(1.19 acres)

Rare opportunity

95 on site car parking spaces

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Location

The subject property comprises of a two -storey car showroom, with an adjoining steel frame industrial unit on a 0.48 hectare (1.19 acre) site.

The entirety of the unit is in excellent condition with the showroom benefiting from full height glazing over a 5.83m floor to ceiling height, LD lighting, CCTV and part open plan/ part cellular office accommodation spread over two floors.

The industrial unit benefits from 6.21m eaves, electric roller shutters and mezzanine storage.

Description

The dealership is located on the Stamfordham Road A1 roundabout in Newcastle-upon-Tyne and occupies a prime roadside position, within close proximity to **McDonald's** and West Denton Retail Park.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Motor Dealership		
Showroom	479	5,158
Offices	334	3,594
Workshop	508	5,468
Mezzanine	41	441
Staff canteen/ancillary	82.15	884
Total	1,365	14,694
	Hectare	Acre
Total Site Area	0.48	1.19

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net 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 premises is available by way of a sub-letting for a term and rent to be discussed.

Rateable Value

We are advised that the Rateable Value for the property is £131,000. Please note that 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](#).

Energy Performance

Energy Performance Asset Rating: C.

VAT

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

Viewing

Strictly by appointment with the joint agents.

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