

## TO LET (MAY SPLIT) Car Dealership

Former Ford Dealership, Station Road  
Framlingham, Suffolk IP13 9EE



### Contact

Mark Frostick – Rapleys  
07785 522958  
mark.frostick@rapleys.com

Jamie Johnson – Rapleys  
07384 115718  
jamie.johnson@rapleys.com

Phil Dennis – Savills  
07799 221113  
PDennis@savills.com

**Location**

The property is located fronting Station Road, to the south of Framlingham town centre. To the south of the site is a Co-Op branded petrol station and the surrounding area is a mixture of residential and commercial property.

Framlingham is an affluent town in Suffolk located approximately 20 miles to the north east of Ipswich. The town has a population of approximately 4,000 and has seen significant residential development in recent years.

**Description**

The property consist of a purpose built car dealership consisting of a showroom, workshop and first floor office accommodation.

The showroom is finished to a good standard and provides sufficient display space for 6/7 vehicles. To the rear of the site are three separate workshop areas providing ample storage/workshop accommodation.

There is an additional area of warehouse accommodation with an extensive mezzanine floor that was previously used for parts storage.

At first floor level is office accommodation including a boardroom and a balcony area overlooking the showroom, along with staff ancillary areas.

Externally, there is a large vehicle display area to the front of the premises with a secure yard to the rear.

**Terms & Tenure**

Leasehold. Our client is looking to let the site in whole or in part, on terms to be agreed.

**Energy Performance**

Energy Performance Asset Rating: C.

**Rating**

We are advised that the Rateable Value for the property is £123,000 and the UBR for 2023/24 is 51.2p 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 the Government website.

**VAT**

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

**Viewing**

Strictly via appointment with the joint

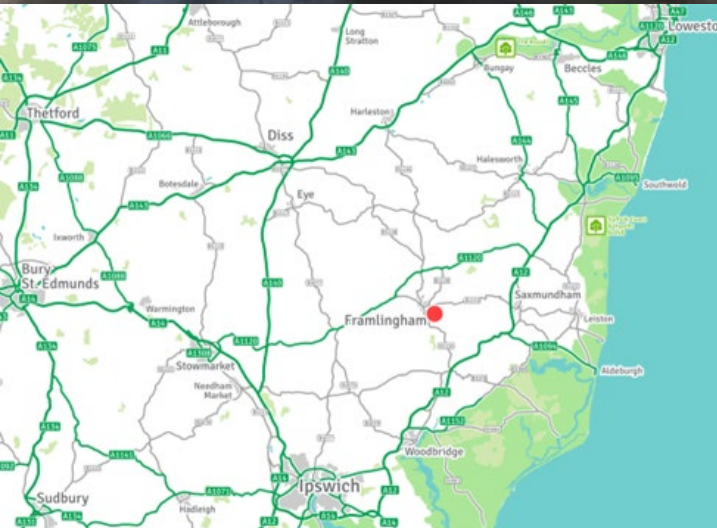
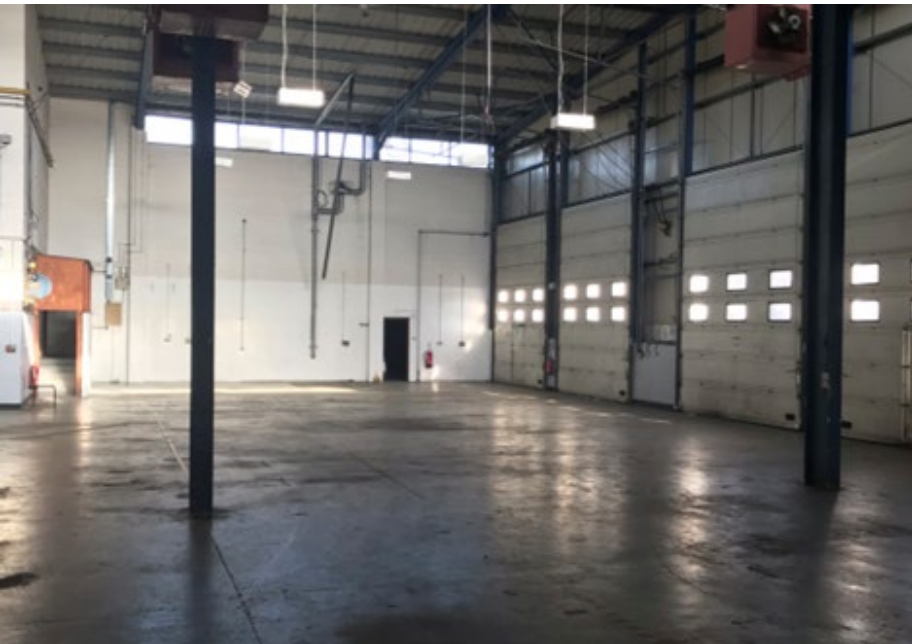
**Purpose built Ford dealership in popular Suffolk town**

**Low site coverage with ample parking**

**May split**

**1,916 sq m (20,634 sq ft) on 0.925 hectare (2.29 acres)**

**Please note, the Freehold is not available**

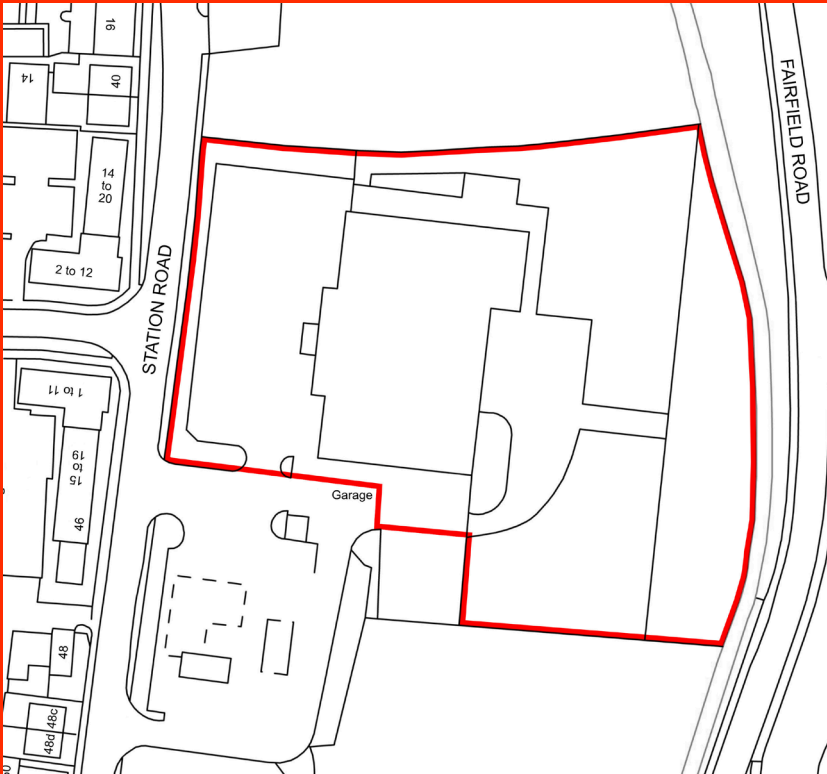


**May split**

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom	237.01	2,551
Workshop 1	173.31	1,866
Workshop 2	513.26	5,525
Workshop 3	309.34	3,330
Parts/wash bay	226.06	2,433
Store	8.70	94
Offices/ancillary	96.89	1,043
Mezzanine	142.86	1,538
First floor offices	130.14	1,401
First floor ancillary	79.20	853
Total	1,916.77	20,634



Total Site Area

0.925 hectares

2.29 acres





For further details contact:

Mark Frostick – Rapleys  
07785 522958  
mark.frostick@rapleys.com

Phil Dennis – Savills  
07799 221113  
PDennis@savills.com

Jamie Johnson – Rapleys  
07384 115718  
jamie.johnson@rapleys.com

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales.  
Registration No: OC308311. Registered Office at Unit 3, Incubator One, Alconbury Weald,  
Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy.  
Crown Copyright and database rights 2018 Licence No. 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were updated in July 2024.

rapleys.com  
0370 777 6292



**RAPLEYS**