

RAPLEYS

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TO LET Car Dealership

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

CONTACT **Mark Frostick | Rapleys LLP**
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RENT REDUCED



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

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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.

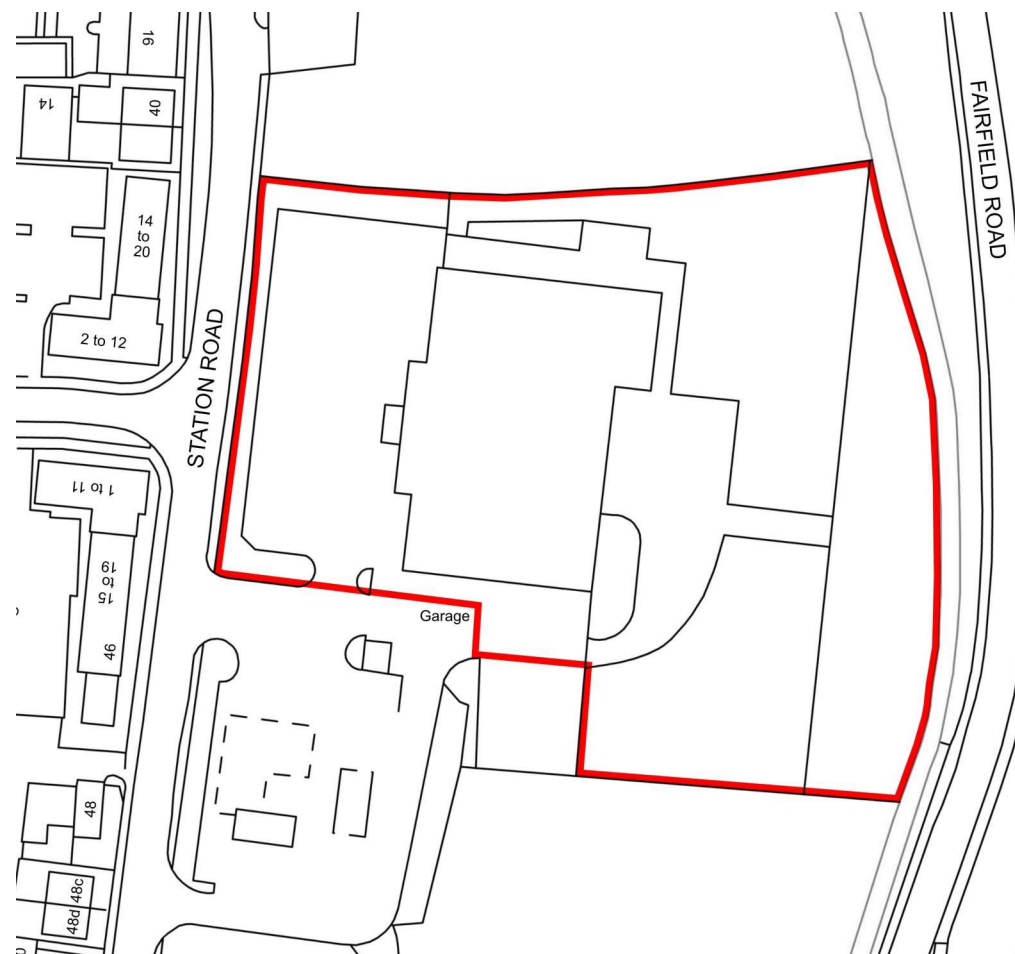
Externally, there is a large vehicle display area to the front of the premises with a secure yard to the rear.

Tenure

Leasehold.

Terms

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



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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
FF offices	130.14	1,401
FF ancillary	79.20	853
Total	1,916.77	20,634
	Hectare	Acre
Total Site Area	0.925	2.29

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.

Rating

We are advised that the Rateable Value for the property is £97,500 and the UBR for 2021/22 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](#).

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 via appointment with the joint agents.



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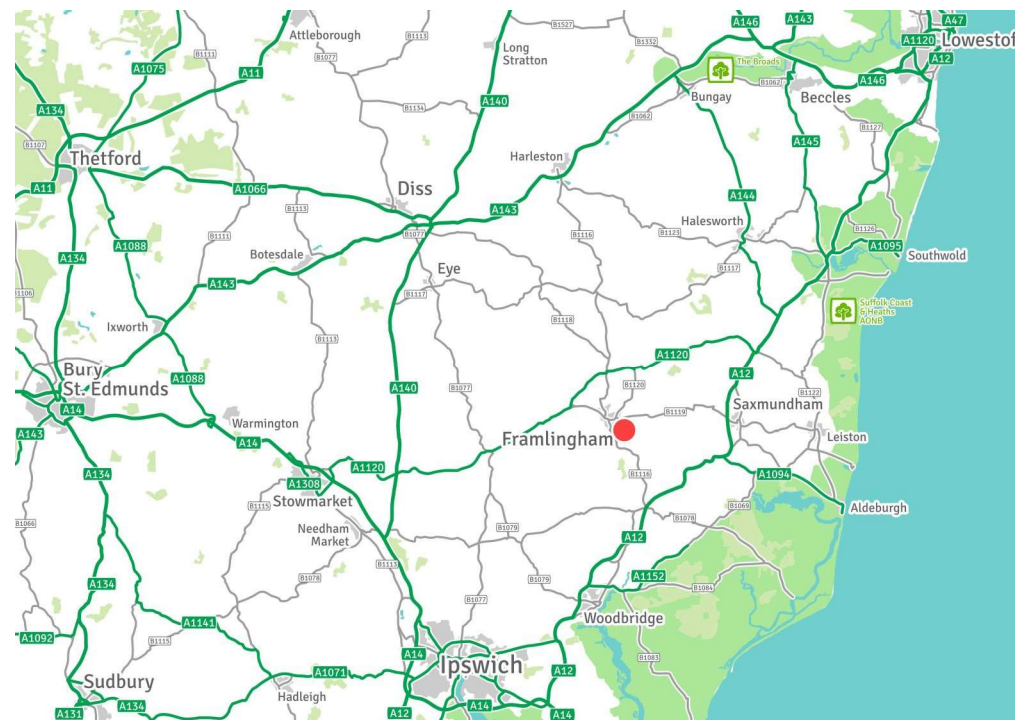
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