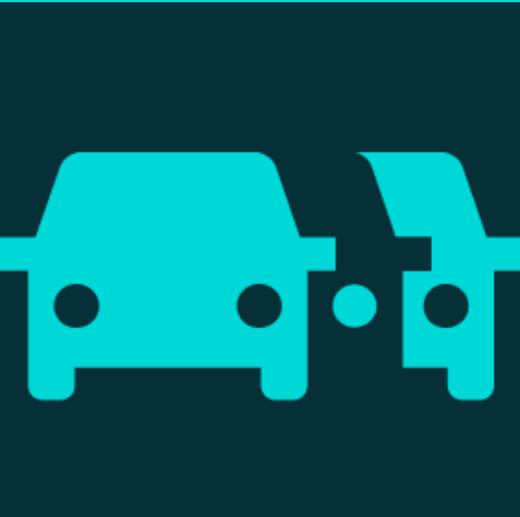


TO LET Motor Dealership

Former VW Commercial Vehicles, Mandale Road
Thornaby TS17 6AF



Contact

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Location

The subject property is situated on a corner plot, set back from the roundabout junction of Mandale road (A1130) and Harewood road, Thornaby.

The property benefits from strong transportation links, being easily accessible to the A66 approximately 300m to the east, before leading into Middlesbrough town centre, which lies 4 miles to the north east. Stockton-on-Tees town centre is approximately 3.6 Miles to the North-west.

The property is located 2 miles to the north east of Yarm Road, Stockton where occupiers include, Volvo, Land Rover, BMW & Mini, Mercedes Benz, together with used car supermarkets Motorpoint and Motornation.

Description

The property comprises an established, purpose-built motor dealership facility, most recently occupied by Volkswagen Commercial Vans.

The built accommodation is configured to provide a showroom capable of accommodating approximately seven vehicles, together with supporting office and ancillary accommodation.

To the rear of the property is an extensive workshop, providing a total work-bay capacity of eight stations, inclusive of an MOT bay. Vehicular access is provided to the workshop via eight electronically operated up and over roller shutter doors.

The first floor includes a canteen, together with further offices and storage accommodation.

Externally, the forecourt can accommodate approximately 100 vehicles.

Terms & Tenure

Leasehold. Please note, the freehold is not available.

The property is available on a new sub lease for a term expiring October 2028.

Rating

We are advised that the Rateable Value for the property is £108,000 and the UBR for 2022/23 is 51.2p in the £. Interested parties are advised to make their own enquiries to the local authority. Further information is also available on the Government website.

Energy Performance

Energy Performance Asset Rating is TBC.

VAT

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

Viewing

To be arranged through the sole agent.

Corner plot fronting Mandale Road (A1130)

Prominent roadside location

Capacity for approximately 100 vehicles

1,173.56 sq m (12,629 sq ft) on a site of 0.36 hectare (0.9 acres)

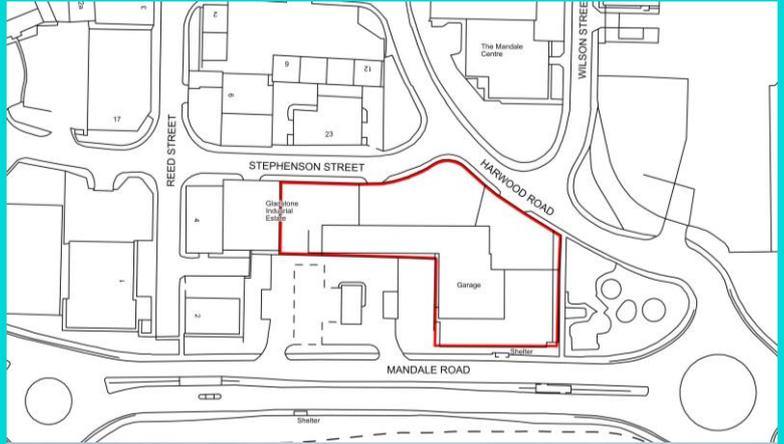


Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom	259.30	2,791
Office/ancillary	146.80	1,579
Parts storage	114.40	1,231
Workshop	399.20	4,296
Ancillary	19.50	209
First floor		
Office/ancillary	152.80	1,645
Mezzanine	81.60	878
Total	1,173.60	12,629

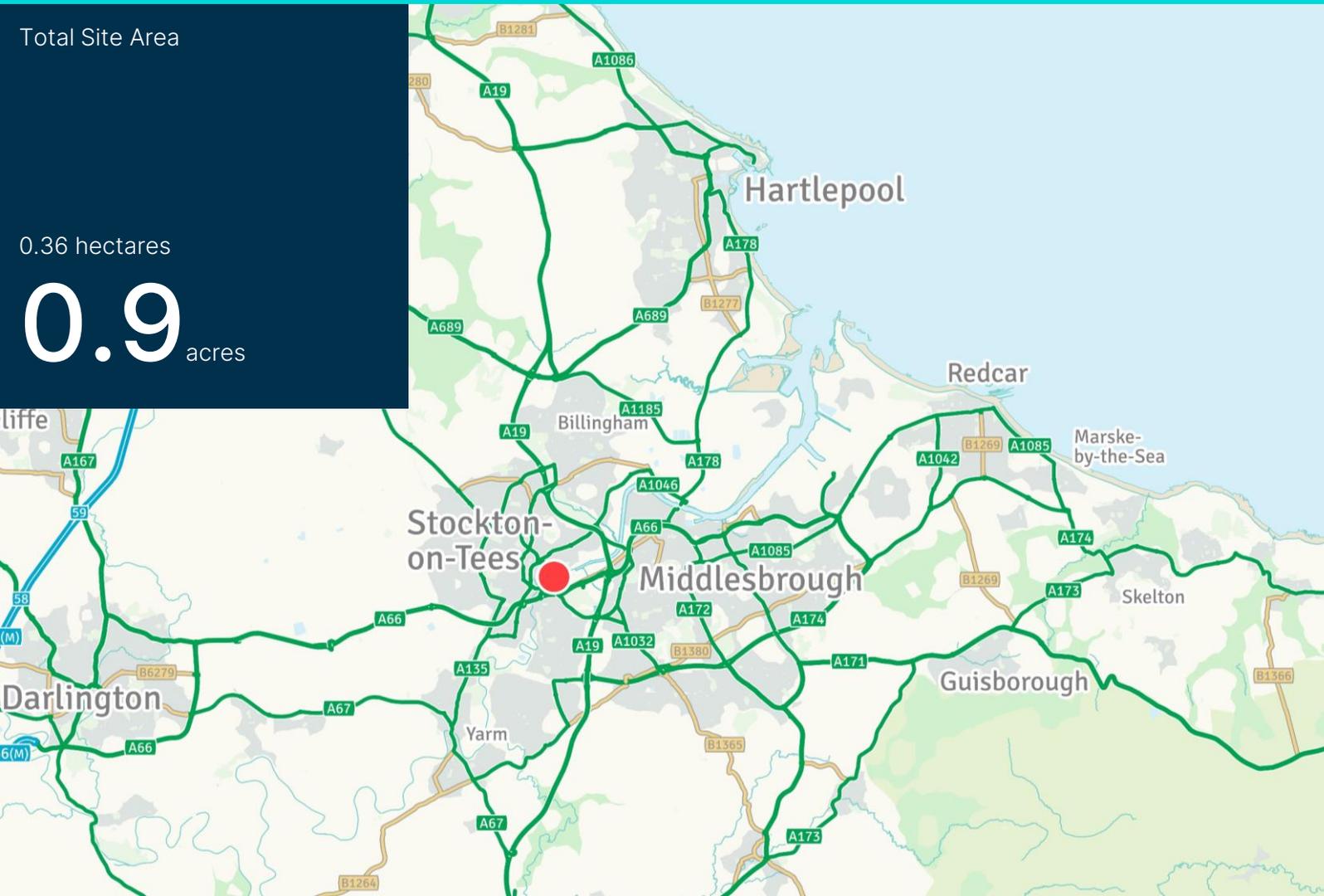
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

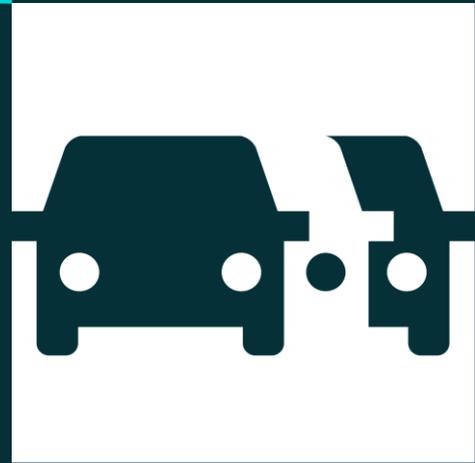


Total Site Area

0.36 hectares

0.9 acres





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