

TO LET
Car Sales Plot/Secure Yard

rapleys.com
0370 777 6292

1 Station Approach, Great Missenden
Buckinghamshire HP16 9AZ

CONTACT **Mark Frostick**
07785 522958 | mark.frostick@rapleys.com

Jamie Johnson
07384 115718 | jamie.johnson@rapleys.com



Prominently located car sales plot fronting Great Missenden train station

Display for circa 100 vehicles supported with showroom and workshop/valeting facilities

Located at the heart of an affluent Buckingham village

Leasehold only

TO LET

Car Sales Plot/Secure Yard

rapleys.com
0370 777 6292

1 Station Approach, Great Missenden
Buckinghamshire HP16 9AZ

CONTACT **Mark Frostick**
07785 522958 | mark.frostick@rapleys.com

Jamie Johnson
07384 115718 | jamie.johnson@rapleys.com

Location

The property is located fronting the A4128 to the front of Great Missenden train station. The site is adjacent to the **Co-op** supermarket which is close to the village centre.

Great Missenden is located approximately 6 miles equidistance between High Wycombe, Amersham and Wendover and accessed via the A143. The parish has a population of 10,138 (2011 Census). The village is highly accessible with a mainline railway station and the A413 giving good access to the surrounding area.

Description

The premises are split across the two sides of the access road to Great Missenden station. To the east of the access road is a secured display area for circa 75 vehicles along with valeting facilities. To the west of the access road is a further display area for 25 vehicles, with a showroom building providing internal display/office space.

Please note there are development plans for the station and surrounding area with further details available on www.greatmissendenstation.co.uk

Tenure

Leasehold. The Freehold is not available.

Terms

The property is available on a new 3 year lease subject to a rolling 6 month break clause. The lease will be outside the security of tenure provisions of the 1954 Landlord and Tenant Act. Our client may split the sites but their preference is to let as a whole.

Rating

We are advised that the Rateable Value for the property is £25,250 and the UBR for 2022/23 is 49.9p 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](#).

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom	171.4	1,845
Workshop	61.3	660
Total built space	232.7	2,505

	Hectare	Acre
West site	0.06	0.15
East site	0.11	0.28
Total site area	0.17	0.43

Note: The 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.



TO LET Car Sales Plot/Secure Yard

CONTACT **Mark Frostick**
07785 522958 | mark.frostick@rapleys.com
Jamie Johnson
07384 115718 | jamie.johnson@rapleys.com

rapleys.com
0370 777 6292

1 Station Approach, Great Missenden
Buckinghamshire HP16 9AZ

Energy Performance

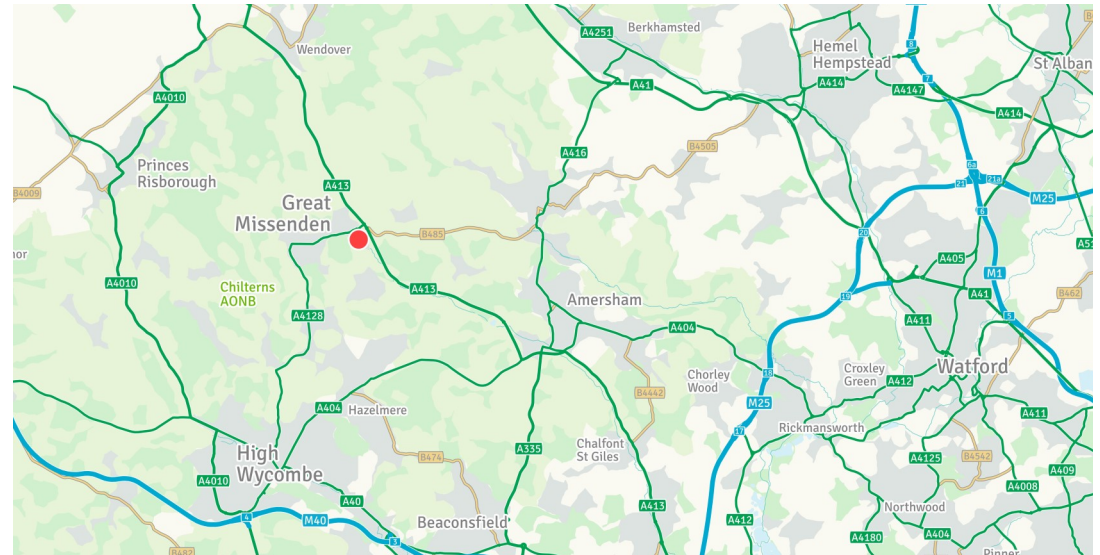
Energy Performance Asset Rating: **TBC**

VAT

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

Viewing

Strictly by appointment with the sole letting agent.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Unit 3A The Incubator, The Boulevard, Enterprise Campus, Alconbury Weald, Huntingdon, 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 produced in August 2022.