

FOR SALE (MAY LET) Prominent Motor Dealership

41-45 Desborough Avenue
High Wycombe, HP11 2RS



Photo taken November 2022

Contact

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Location

The property sits in a prominent position fronting Desborough Avenue approximately 0.5 miles west of High Wycombe town centre; a market town 30 miles north west of central London.

The surrounding area is a mix of uses including retail, office and residential properties. Occupiers in the area include Lidl, National Tyres, Halfords Autocentres, Aldi, Carpetrigh and Jollyes.

Description

The property comprises a compact, full dealership facility of frame construction with extensive showroom glazing to Desborough Avenue. An open sided valeting facility has been constructed at the north end of the site.

The L-shaped showroom has space for eight cars to be displayed and is well fitted with tiled floor, suspended ceiling with recessed lighting and air conditioning units. A line of separate offices lie to the rear with customer WC's to the north.

The workshop sits beyond and is accessed via a single roller shutter door. There are five workbays therein with a tiled floor, suspended florescent strip lighting and heating by ceiling mounted strip heaters.

A small first floor area is accessed via a small wooden staircase from the workshop and is used for office, ancillary and parts storage

Externally, the property benefits from extensive vehicle display to both Desborough Avenue and Lansdales Road.

Energy Performance Rating

Energy Performance Asset Rating – B(49)

Terms & Tenure

Offers are invited for our client's long leasehold which runs until April 2141. A ground rent of £20,000 per annum is currently payable and a copy of the lease is available on request.

VAT

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

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

- Prominent dealership facility
- Opposite Lidl supermarket
- Suitable for alternative uses, subject to planning consent
- 655.21 sq m (7,053 sq ft) on 0.157 ha (0.389 ac)



Workshop & Showroom

Accommodation

The property comprise the following approximate floor areas:-

| | Sq m | Sq ft |
|---------------------|---------------|--------------|
| Showroom | 242.69 | 2,612 |
| Office/Ancillary | 39.27 | 423 |
| Workshop | 206.03 | 2,218 |
| FF Office/ancillary | 70.28 | 757 |
| FF Parts | 96.93 | 1,043 |
| Total | 655.21 | 7,053 |
| Valeting Bay | 30.10 | 324 |

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 £73,000.

The UBR for 2024/25 is 54.6p 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 at www.gov.uk/calculate-your-business-rates.

Viewing

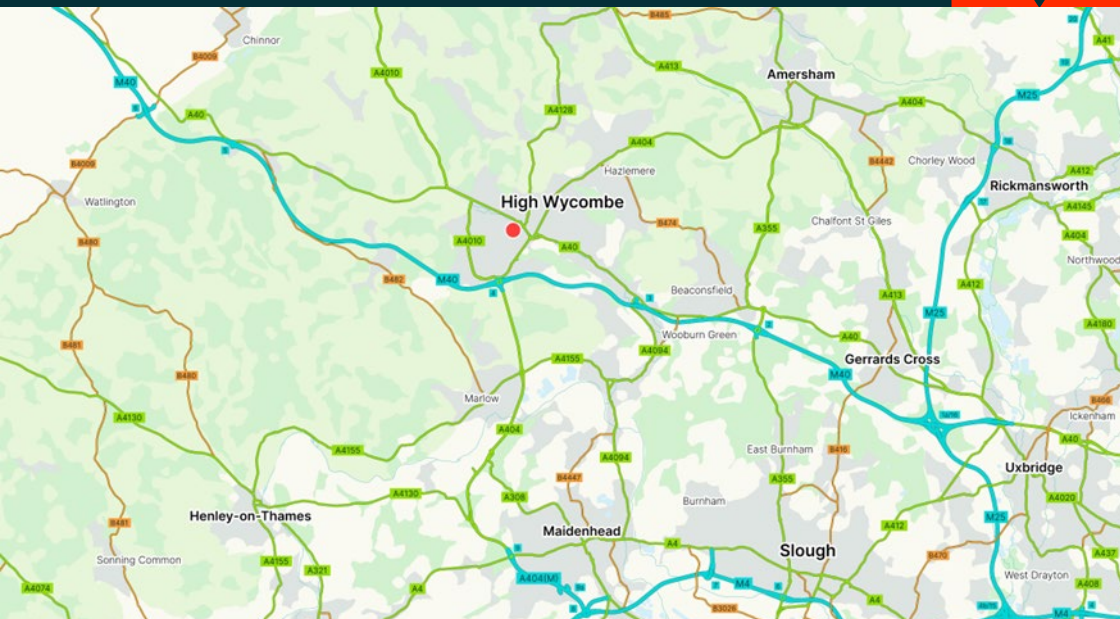
Strictly via the sole letting agent only.

Total Site Area

0.157 hectares

0.39 acres





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