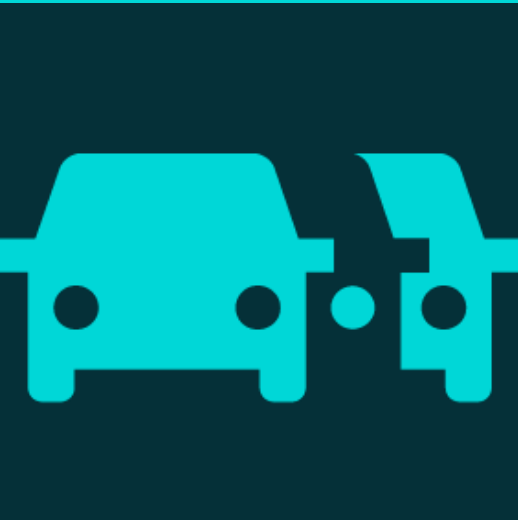


TO LET Prominent Motor Dealership

41-45 Desborough Avenue
High Wycombe HP11 2RS



Contact

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Location

The property sits in a prominent position fronting Desborough Avenue approximately 0.5 mile 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, Carpetright and Jollyes.

The property fronts the western side of Desborough Avenue which leads 1.5 miles south to the M40 Junction 4. The M25 (Junction 16) is 12 miles east.

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 a 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 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.

Terms & Tenure

Leasehold only and offers are being invited.

Rating

Car showroom and premises are £69,000. 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.

EPC

Energy Performance Asset Rating – E

VAT

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

Viewing

All viewings to be arranged via the sole letting agents.

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)**



Offers invited
for leasehold

Accommodation

The property comprises the 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

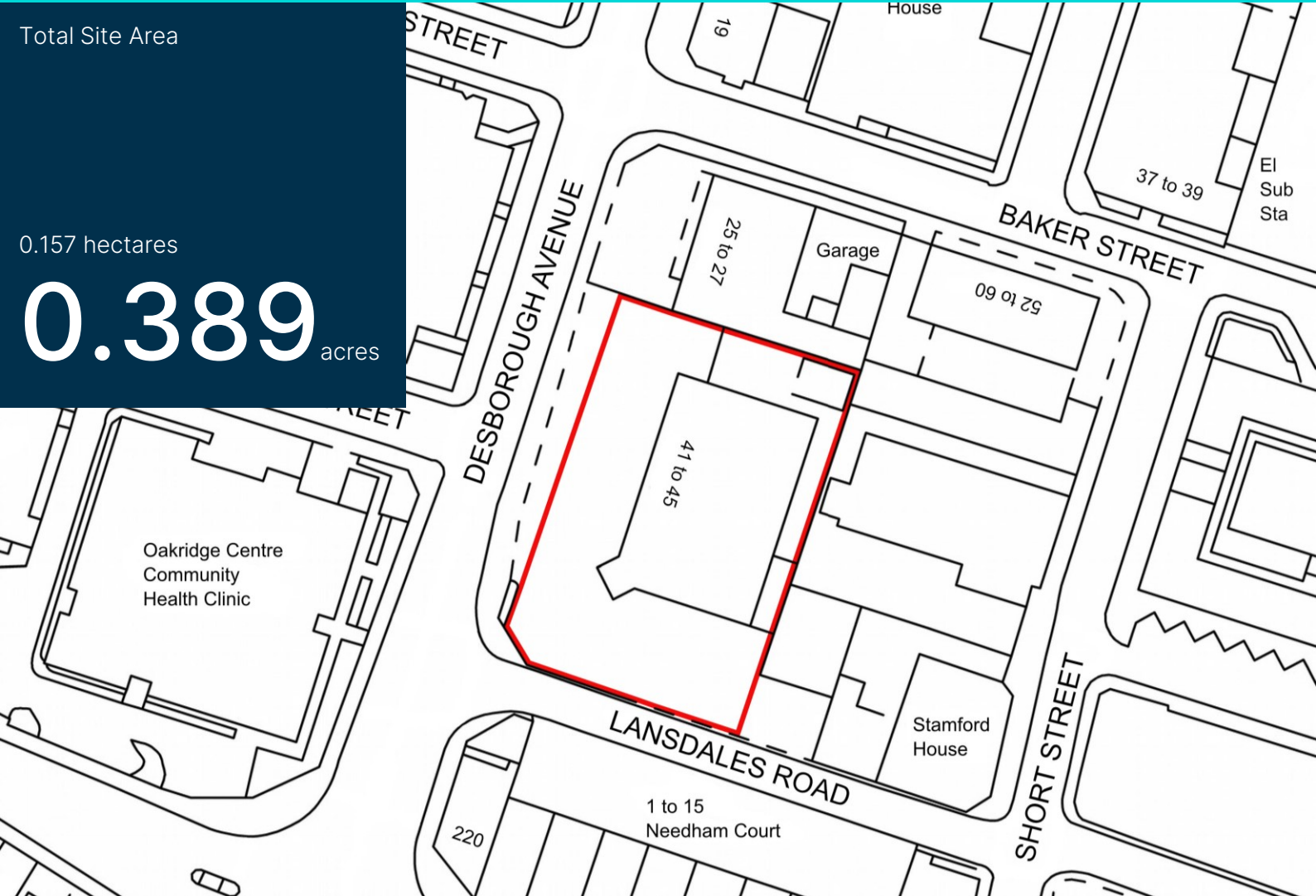
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested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

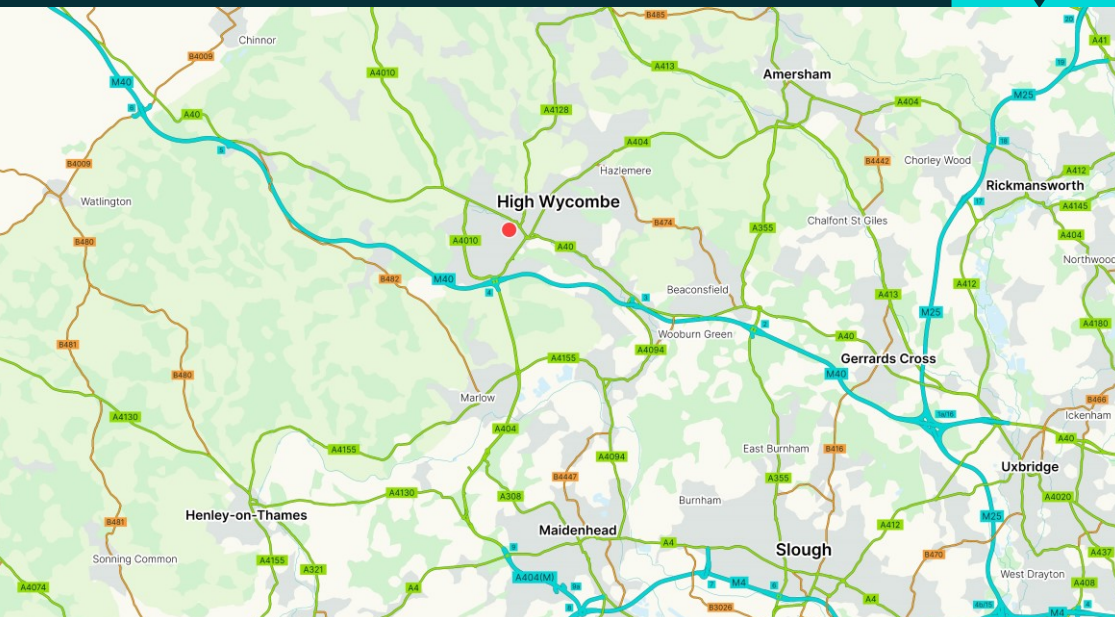


Total Site Area

0.157 hectares

0.389 acres





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