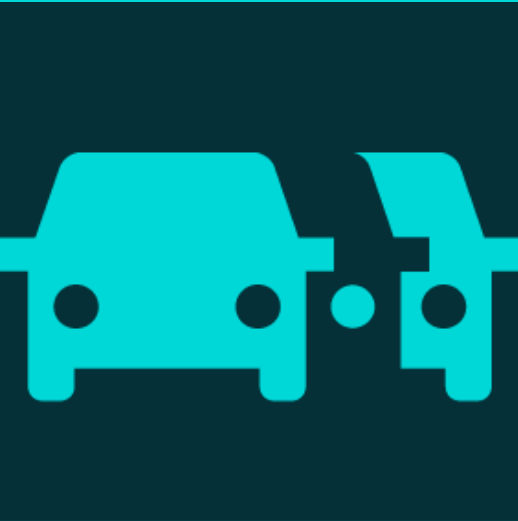


## TO LET Prime Motor Dealership

701-725 Sidcup Road, Eltham  
London SE9 3AQ



### Contact

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## Location

The property sits in a highly prominent position fronting the A20 Sidcup Road, approximately one mile south of Eltham and two miles west of Sidcup. Central London is 10 miles to the north-west and the M25, junction 3, is nine miles east.

The A20 carries an Annual Average Daily Flow (AADF) of circa 40,000 vehicles.

The surrounding area comprises largely medium density suburban housing but with a terrace of largely independent shops at the junction of the B263, a short distance east. Other occupiers in the area include Premier Inn, Shell/Waitrose and Kwik Fit.

## Description

The property comprises a full dealership facility of frame construction with extensive showroom accommodation. An open sided valeting facility has been constructed at the east end of the site and access is obtained directly from the A20.

The ground floor, 10-car showroom occupies the western part of the site and is fitted to a good standard with a tiled floor, suspended ceiling with recessed lighting and air conditioning units. A line of offices sit at the rear adjacent to a dry valeting area beyond.

A staircase and vehicle ramp to the side lead to an extensive first floor showroom area which has space for 50 vehicles.

The workshop sits at the east side of the site and is accessed by two up-and-over doors with 10 workbays therein.

The property also benefits from extensive vehicle parking and display at the front of the showroom.

## Terms & Tenure

Leasehold only, rental offers invited.

## Rating

Car Showroom and Premises.  
£237,000.

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](http://www.gov.uk/calculate-your-business-rates)

## Prominent, full dealership facility

## Extensive showroom accommodation

## Direct frontage and access from A20

## Suitable for alternative uses, subject to planning

2,231.35 sq m  
(24,018 sq ft) on  
0.364 ha (0.90 ac)



24,018 sq ft

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom	404.06	4,349
Office/ancillary	95.74	1,031
Vehicle ramp/stores	68.40	736
Dry valet area	187.24	2,015
Parts	41.83	450
Workshop ancillary	80.87	870
Workshop	435.29	4,685
First floor showroom	869.14	9,335
<b>Total GIA</b>	<b>2,182.57</b>	<b>24,018</b>
Valeting bay	48.78	525



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

0.364 hectares

**0.90** acres



**EPC**

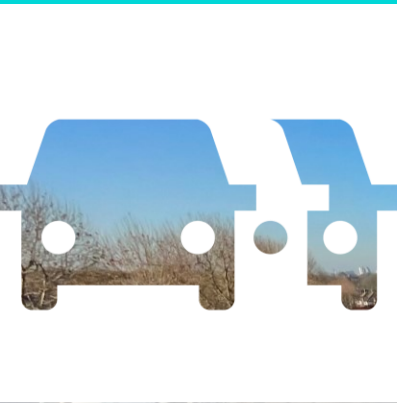
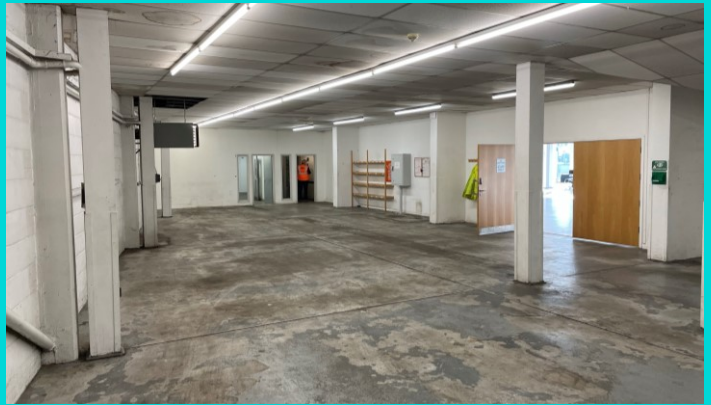
Energy Performance Asset Rating – E.

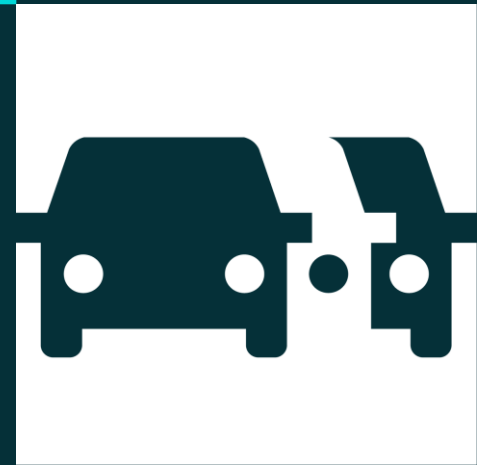
**VAT**

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.





For further details contact:  
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