

Location

The property sits fronting the A3100 Guildford Road, approximately 1.5 miles north of Guildford town centre. It is within a largely rural area but with a terrace of houses immediately to the north and a cul-de-sac, Tilthams Green, sitting at the rear which has secondary access into the workshop. Broadwater Park / Broadwater School lie immediately to the west on the opposite side of the A3100.

The A3100 leads a short distance north to the intersection of New Pond Road at Peasmarsh where there are several automotive premises including Tesla, Skoda and Harley Davidson. New Pond Road leads 3 miles west to the intersection of the A3 Guildford Bypass.

Description

The property comprises a full motor dealership facility with showroom, workshop, office, parts and ancillary accommodation with extensive display along the Guildford Road frontage.

The customer facing areas are fitted to a good standard with a six car steel framed showroom. There is a tiled floor, profile steel sheet roof and heating, by ceiling suspended warm air blowers. Lighting provided by suspended LED lighting. Office and ancillary areas lie to the side and rear.

The workshop is at the rear and of frame construction with a shallow pitched roof and steel sheet cladding. There are 7 workbays with a concrete floor, lighting by florescent strip lighting/translucent ceiling panels.

Access is via a single sliding door to the rear with additional access adjoining the showroom. A separate, single storey valeting bay sits at the rear.

The external areas are laid to sectional concrete at the rear and tarmac to the front.

Energy Performance

Energy Performance Asset Rating – E

Rateable Value

We are advised that the Rateable Value for the property is £129,000.

Interested parties are advised to make their own enquiries to the local authority regarding rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates

Terms & Tenure

Offers are invited for the freehold or alternatively the vendor may consider leasehold offers over £130,000 pa.

Unconditional offers preferred.

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.

Viewing

All viewings to be arranged via the sole selling agents.



Accommodation

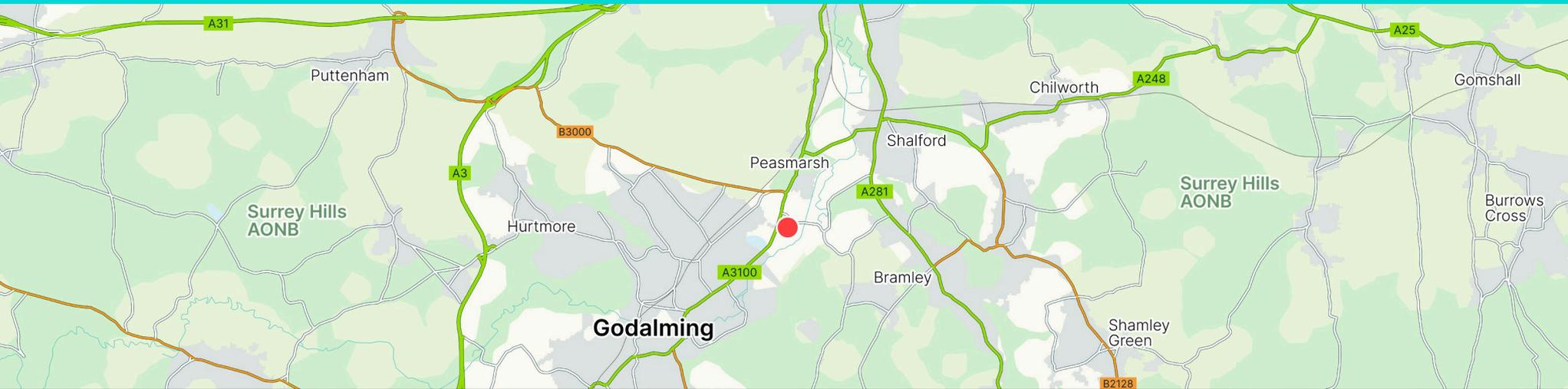
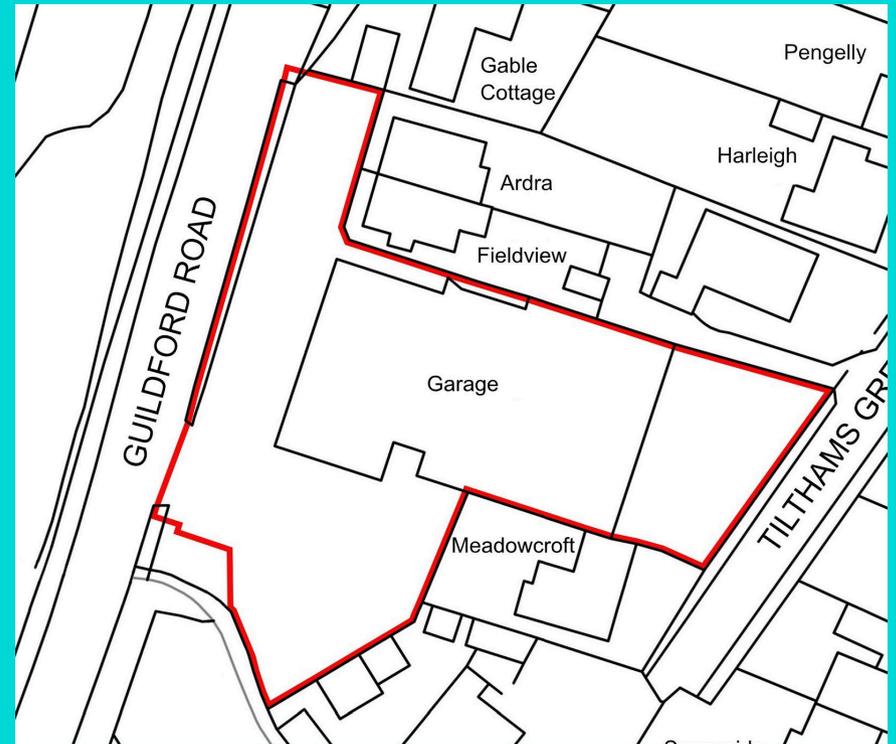
The property comprises the following approximate floor areas:

| | Sq m | Sq ft |
|--------------|---------------|--------------|
| Showroom | 231.24 | 2,488 |
| Office | 33.64 | 362 |
| WC | 10.36 | 111 |
| Corridor | 2.94 | 32 |
| Total | 278.18 | 2,993 |

| | Sq m | Sq ft |
|--------------|---------------|--------------|
| Workshop | 364.48 | 3,922 |
| Parts | 96.26 | 1,036 |
| Office | 26.93 | 290 |
| Valeting | 57.32 | 617 |
| Kitchen | 14.77 | 159 |
| WC | 8.59 | 92 |
| Total | 568.35 | 6,116 |

| | Hectare | Acre |
|------------------------|-------------|-------------|
| Total Site Area | 0.24 | 0.59 |

| | Sq m | Sq ft |
|-------------------------|---------------|--------------|
| Total Floor Area | 846.53 | 9,109 |



About us

Rapleys is an **action-oriented** property consultancy, offering building consultancy, commercial, planning and residential property services, operating from seven offices across the UK:

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