

FOR SALE (MAY LET)

Motor Dealership/ Redevelopment Opportunity

Guildford Road, Godalming,
Guildford, Surrey GU7 3BU



Contact

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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 Peasemarsch 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.

Terms and Tenure

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

Unconditional offers preferred.

Freehold motor dealership

Prominent position

Highly affluent surrounding catchment

**Guildford – 2 miles north
Godalming – 1.5 miles south**

Suitable for a variety of uses and redevelopment

**843.53 sq m (9,109 sq ft)
on 0.59 acres site**



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
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	846.53	9,109
	Hectare	Acre
Total Site Area	0.24	0.59

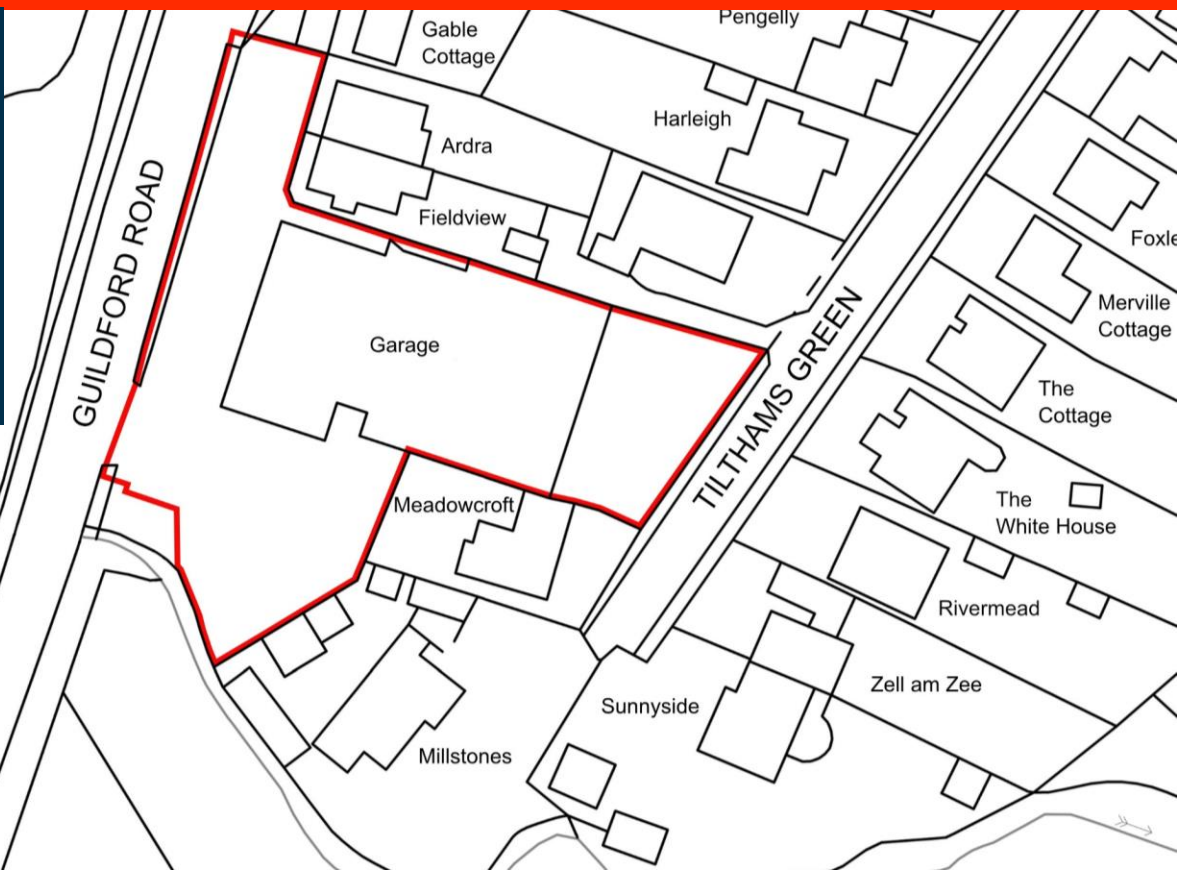
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested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



Total Site Area

0.24 hectares

0.59 acres



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

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.

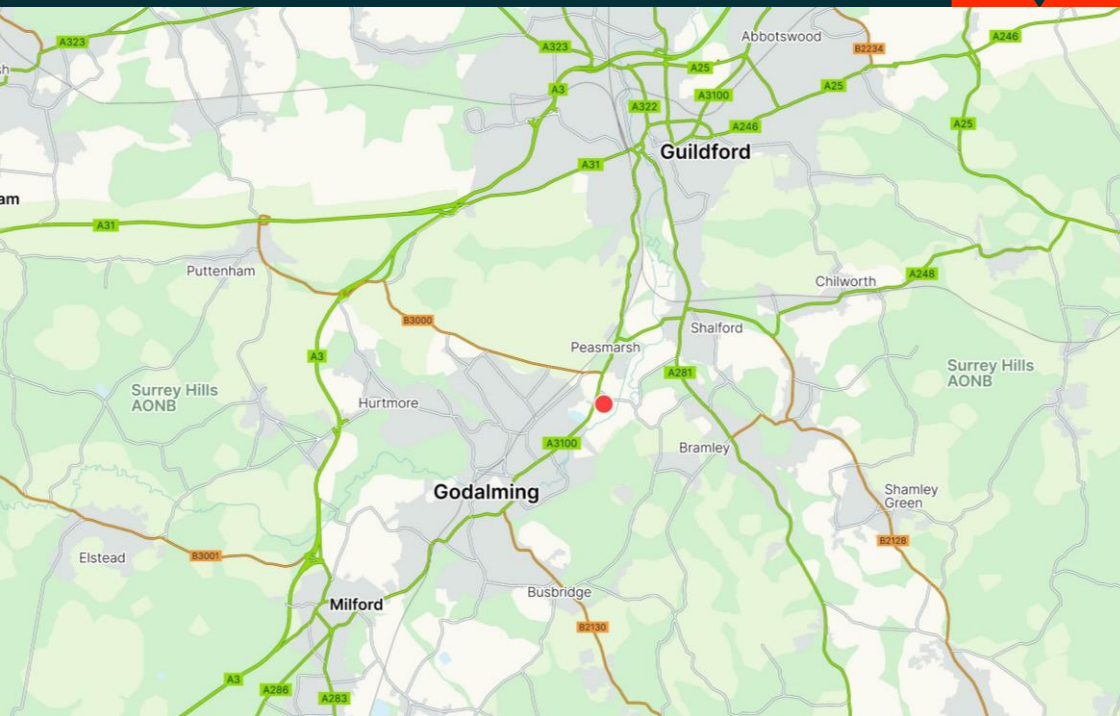
Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) 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.





For further details contact:
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