

## FOR SALE CAR DEALERSHIP

42 Reading Road South,  
Fleet, GU51 3QP



### Contact

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## Location

The property is located on the south west site of Reading Road South (A323) at its junction with Glen Road and the rear of an EG Esso petrol station with Asda shop.

Fleet Town Centre is approximately ½ mile to the north.

Fleet is an affluent town with Basingstoke 15 miles to the west and Farnborough 5 miles to the east.

## Description

The property is predominantly a single storey building comprising a car dealership with showroom, workshop and ancillary ground and first floor accommodation.

Externally there are 16 display spaces to the front and 22 parking spaces and yard to the rear.

Access is via the adjoining petrol station.

The property has return frontage to Glen Road.

## Tenure

The approximate extent of the freehold property is shown outlined red on the plan. There is a right of way over the petrol forecourt. The property benefits from the right to park vehicles on the land edged blue

## Terms

Offers are invited for the freehold interest in our clients property.

## Energy Performance Certificate

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## VAT

All figures quoted are exclusive of Value Added Tax.

## Viewing

Strictly by appointment through sole agent, Rapleys.

## Business Rates

We are advised that the rateable value for the property is £53,500.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any rates relief 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)

## 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

- Prominent location
- Affluent town
- Freehold
- Suitable for redevelopment subject to planning.

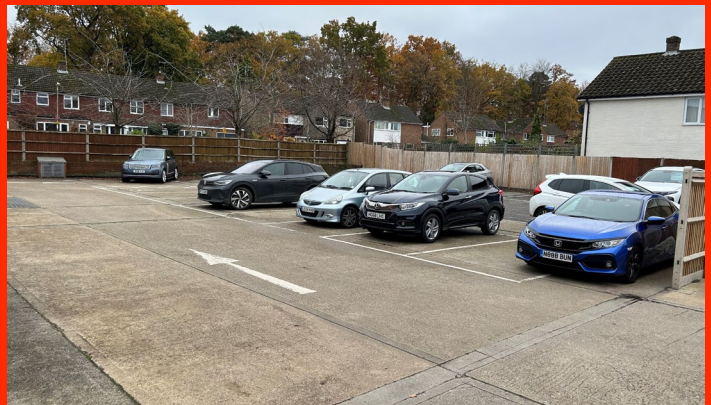


### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor		
Showroom etc	288.66	3,107
Workshop etc	289.13	3,112
First Floor		
Offices	26.80	288
Mezzanine etc	72.92	784
Total	677.51	7,291
	Hectare	Acre
<b>Total Site Area</b>	<b>0.222</b>	<b>0.55</b>

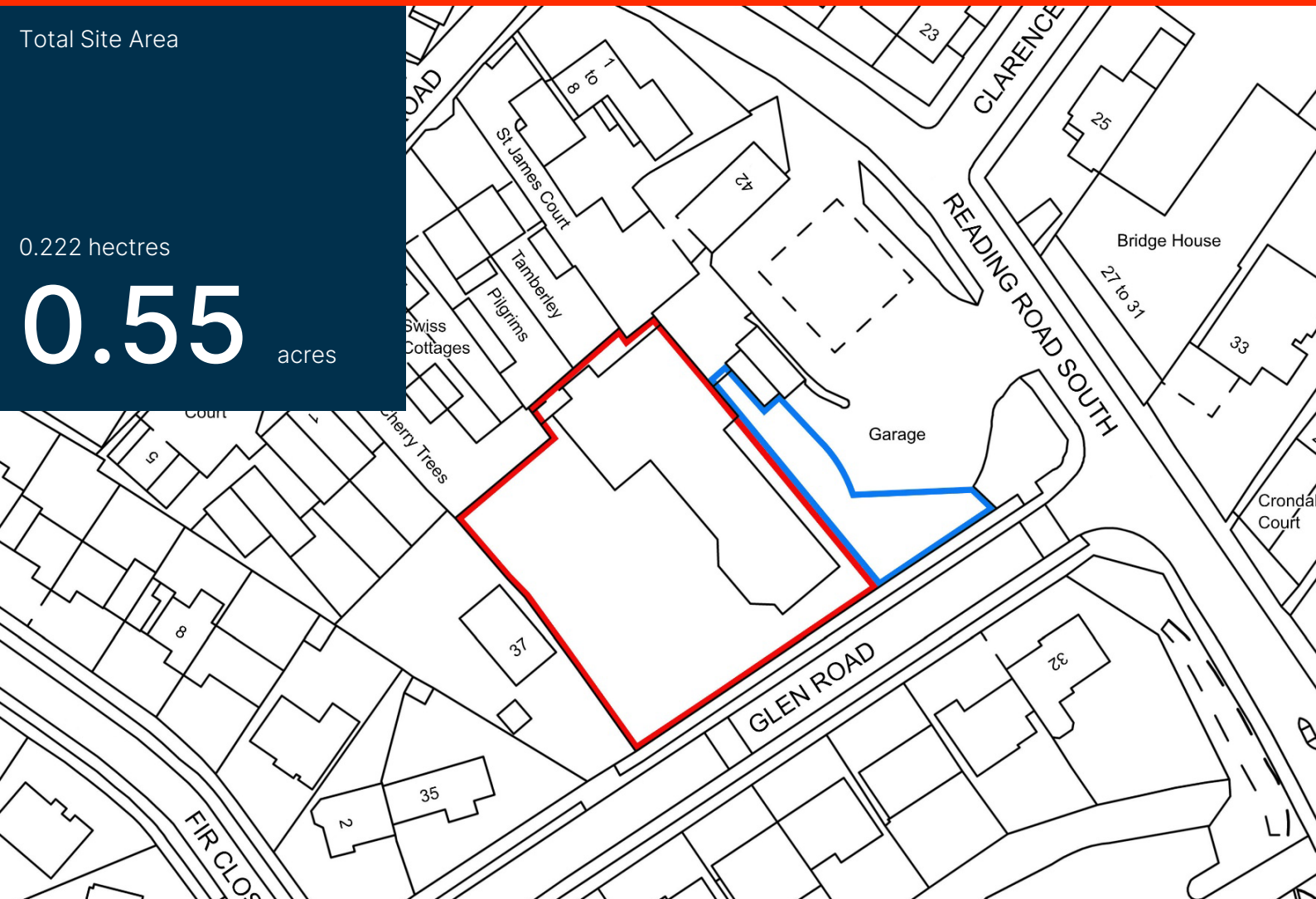
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested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

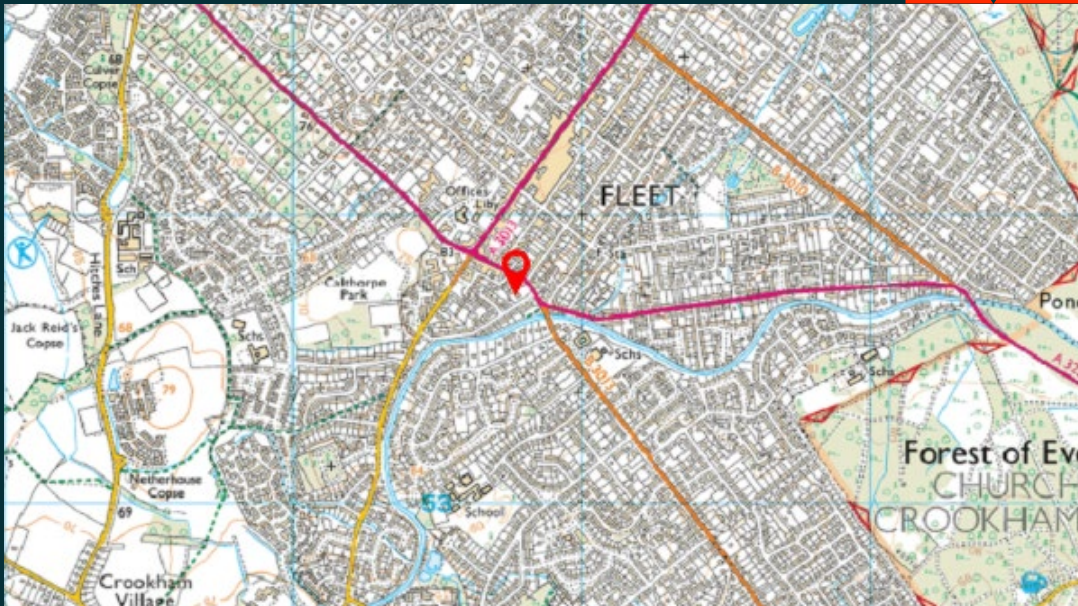


Total Site Area

0.222 hectares

**0.55** acres





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