

TO LET Car Dealership

3 Turnpike Close
Norwich, NR6 5BD



Contact

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Location

The premises are located on Turnpike Close just off the A140 Norwich Ring Road to the north-west of the city.

Norwich is the county town of Norfolk with a population of circa 145,000. The city is located approximately 120 miles north-east of London.

The surrounding area has seen strong commercial development in recent years including new facilities for Wickes and Viking Self Storage. Asda, Sweet Briar Retail Park (anchored by M&S) and Car Shop are also major draws to the area with other brands including Ford, Citroen, Hyundai and Tesla all having representation in this part of the City.

Description

The purpose-built dealership facility is located across two sites divided by an estate road.

The showroom is a portal framed glazed frontage building with offices and ancillary space to the rear. The showroom area is finished to a high standard being well lit and air conditioned. To the front of the site is a customer parking area with 32 marked spaces, and to the side is a substantial display area for circa 200 vehicles.

The workshop building is also of steel framed construction with profile steel sheet cladding, providing 11 bays internally, a customer reception area, staff welfare facilities and parts mezzanine. Additionally, there is a 5-bay valeting shed to the side.

The entire site is secured by palisade fencing and provides for approximately 82 marked spaces.

Energy Performance

Energy Performance Asset Rating:-

Showroom – A 23

Workshop – B26

Tenure

Leasehold

Terms

The property is available by way of a new lease on terms to be agreed. The preference is to let the entire site but offers for the 2 parts separately will be considered.

VAT

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

- Modern purpose-built showroom/workshop facility
- Located over 2 sites with potential to split
- Located just off Norwich Ring Road (A140)
- Close to Asda, M&S, Viking Self Storage and Wickes
- 13,401 sq ft on 3.02 acres across both sites



Former Car Store

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom	191.26	2,059
Offices/Ancillary	81.30	875
Showroom Total	272.56	2,934
Workshop	620.8	6,682
Parts	40.0	431
Offices/Ancillary	103.62	1,115
Parts Mezz	51.86	558
Valet Building	156.19	1,681
Workshop Total	1,245.03	13,401
	Hectare	Acre
Showroom Site	0.78	1.93
Workshop Site	0.42	1.04
Total Site Area	1.25	3.02

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

Strictly via the sole letting agent only.

Rating

We are advised that the Rateable Value for the properties are:-

Showroom - £116,000

Workshop - £97,500

The UBR for 2024/25 is 54.6p in the £.

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.

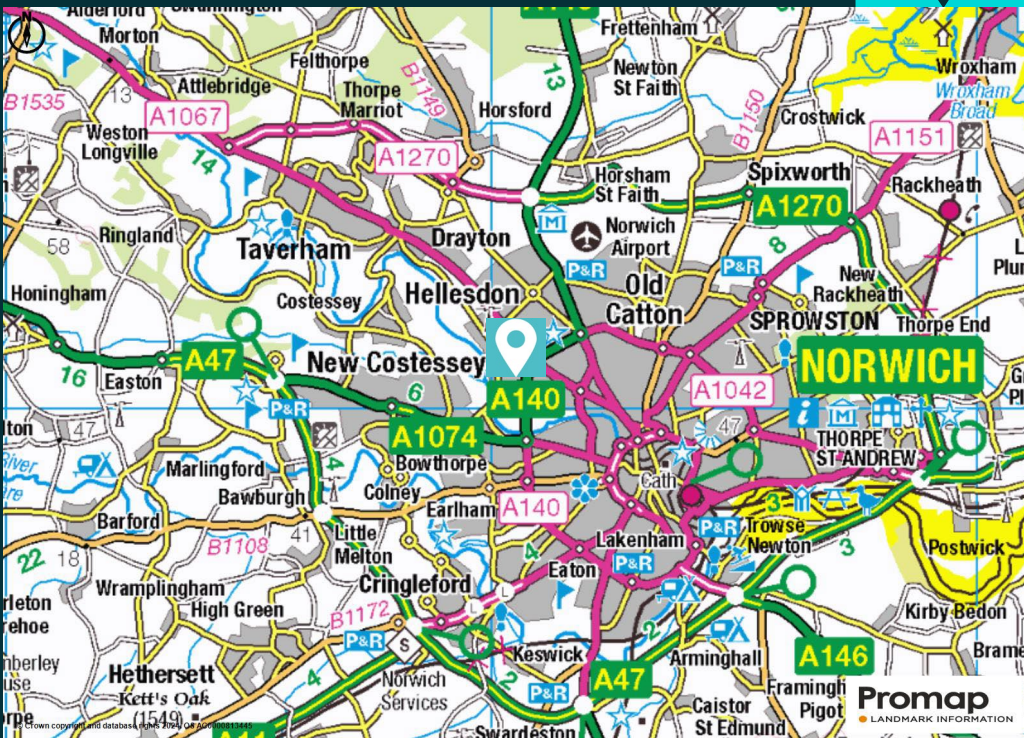
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested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



Total Site Area

1.25 hectares

3.02 acres



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