

## TO LET CAR DEALERSHIP

1 North Road, Richmond  
London, TW9 4HA



### Contact

Daniel Cook – 07795 660259  
daniel.cook@rapleys.com

Mark Frostick – 07785 522958  
mark.frostick@rapleys.com

## Location

The property is prominently situated on the north side of the A316 Lower Richmond Road with return frontage to North Road approximately 0.75 miles north east of Richmond town centre, 1.5 miles south of Junction 2 of the M4 motorway and 0.25 miles north of North Sheen Overground station.

The surrounding area is predominantly residential although immediately opposite, to the south of the A316 is a Sainsbury's supermarket and Kew Gardens is located approximately 0.5 miles to the north west.

The M3 J1 lies 6 miles to the south east via the A316.

## Description

The property comprises a full motor dealership facility configured to provide a 7-car showroom together with separate 12 bay workshop and ancillary accommodation as well as roof deck parking. To the rear is a secure yard for vehicle storage and valeting holding approximately 9 vehicles.

## Energy Performance Rating

Energy Performance Asset Rating - E

## Tenure

Leasehold

## Terms

The property is available by way of a new lease at a rent of £225,000 per annum.

## 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.

## Rating

We are advised that the Rateable Value for the property is £132,000.

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

## Viewing

Strictly via the sole letting agent only.

- Full motor dealership facility
- Prominent location fronting the A316 Lower Richmond Road
- 1,200.30 sq m (12,919 sq ft) on 0.176 hectare (0.43 acre)
- Suitable for alternative uses subject to planning consent



### Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Showroom	254.97	2,744
Showroom WC	8.14	88
Workshop	752.92	8,104
Staff ancillary	19.74	212
Workshop WC	14.92	161
First Floor	74.08	797
Second Floor	75.53	813
Total	1,200.30	12,919
	Hectare	Acre
<b>Total Site Area</b>	<b>0.176</b>	<b>0.43</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

0.176 hectares

**0.43** acres



