

FOR SALE CAR DEALERSHIP

Former Citroen, 38 Stamford Road
Kettering, NN16 8LJ



Contact

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Location

The property is located on the A4300 Stamford Road, at the junction with Fuller Street, with the A4300 being the main route leading east from Kettering Town Centre.

The surrounding area is a mix of residential and commercial uses with notable occupiers nearby including Kwik Fit, Wilco and Hungry Horse, all fronting Stamford Road.

Kettering is a market town located in Northamptonshire. It has excellent transport links being close to the A14 and about 1 hour from London by Rail.

The town has seen substantial growth in recent years and the population has grown to 63,150 (2021 Census).

Description

The property consists of a full car dealership on a split level plot with front display for around 20 vehicles.

The building is of steel frame construction and includes a 5 car showroom fitted to a good standard with ancillary office and welfare accommodation to the rear.

The workshop adjoins and is accessed via a single roller shutter door with internal ramp and 7 workbays within. A parts area adjoins and has a mezzanine above.

Energy Performance Rating

Energy Performance Asset Rating – TBC

Tenure

Freehold

Terms

Our client is looking to dispose of their freehold interest.

Price on application.

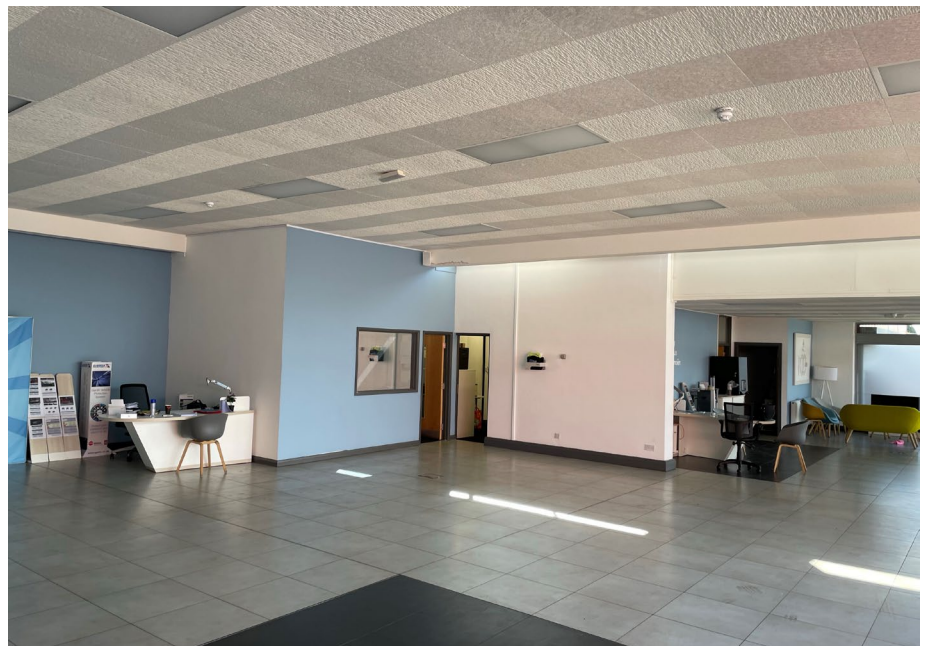
VAT

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.

- Prominent location fronting Stamford Road
- Close to Kwik Fit, Wilco and Hungry Horse
- Potential for alternative uses subject to the necessary consents
- 908.39 sq m on 0.13 ha (9,778 sq ft on 0.33 acre)



Showroom and Workshop

Accommodation

The property comprise the following approximate floor areas:-

	Sq m	Sq ft
Showroom	321.15	3,521
Service Reception	32.15	346
Workshop	393.03	4,231
Parts	39.87	429
Mezzanine Storage	85.83	924
1 st Floor Staff Area	30.36	327
Total	908.39	9,778
	Hectare	Acre
Total Site Area	0.14	0.33

Rating

We are advised that the Rateable Value for the property is £50,000.

The UBR for 2024/25 is 49.9p 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.

Viewing

Strictly via the sole letting agent only.

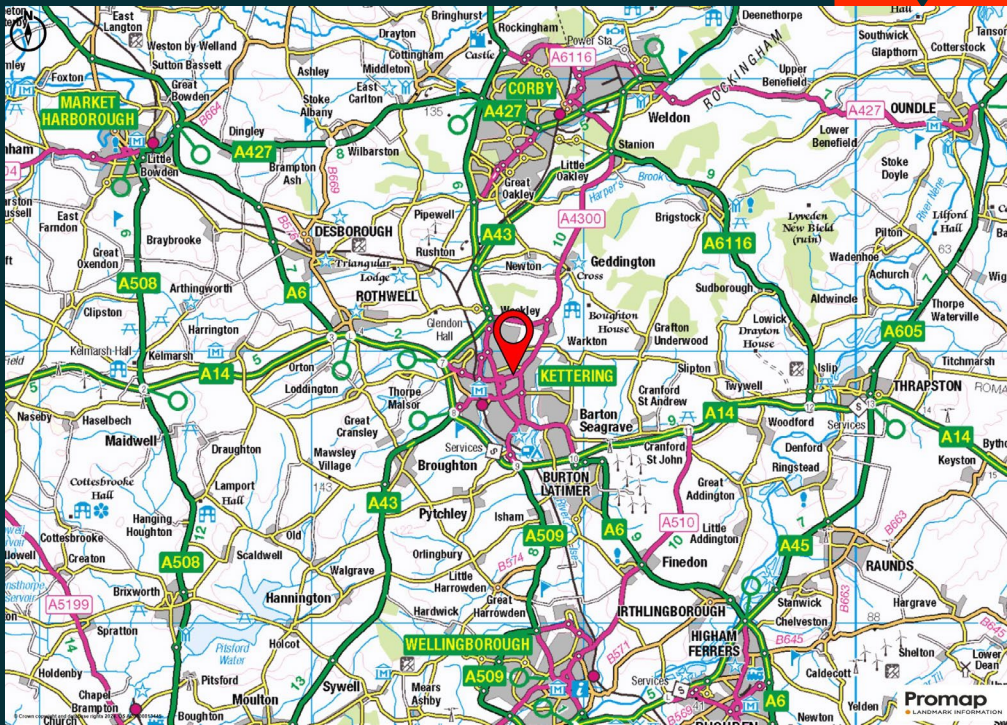
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested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

Total Site Area

0.14 hectares

0.33 acres





For further details contact:
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