

FOR SALE CAR DEALERSHIP

Leicester Road
Rugby, CV21 1DJ

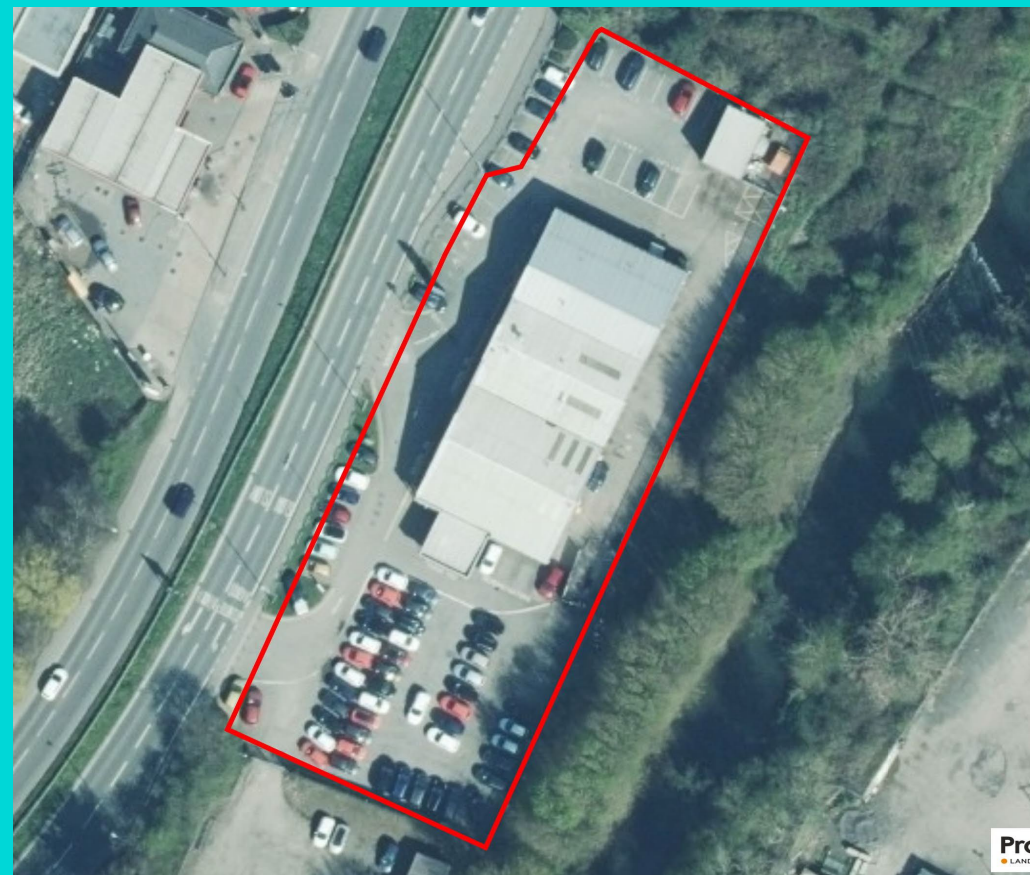
Key information

- ❑ Prominent car dealership premises suitable for a range of roadside uses.
- ❑ Substantial retail draw to the area with large retail parks to the north.
- ❑ Over 100m of frontage onto the A426 dual carriageway.
- ❑ Circa 37,000 vehicles passing per day
- ❑ 9,034 sq ft on 0.91 acres
- ❑ Freehold available

Contact

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

Alice Bennett – 07831 842859
alice.bennett@rapleys.com



Location

The property is prominently located fronting the A426 Leicester Road dual carriageway to the north of Rugby Town Centre and benefits from over 100m of roadside frontage. The site has a large volume of passing traffic with over 36,800 vehicles passing the site each day.

The M6 Junction 1 is located 2.2 miles to the north (6 min journey time) along the main route into Rugby with two large retail parks a short distance north.

Rugby Train Station, with journey times to London Euston of less than 1 hour, sits less than a mile to the east.

Description

The property comprises a modern car dealership premises of steel portal frame construction suitable for a wide variety of alternative roadside uses (STPP).

The accommodation totals 9,034 sq ft and includes a vehicle showroom, offices, roof storage and workshop. The property has an eaves height of 3.2m.

The showroom has space to display 5 cars and is fitted out with a tiled floor, suspended ceiling with LED spotlights and full height glazing to the front of the property. There are a small number of offices and staff accommodation to the rear of the showroom.

The workshop contains 7 vehicle ramps plus MOT bay and is fitted out with LED strip lighting and gas ambirad heating.

The parts department sits to the rear of the showroom and extends to a first floor areas of storage. There is also an external vehicle valeting bay on site.

Energy Performance Rating

Energy Performance Asset Rating – TBC

Rating

We are advised that the Rateable Value for the property is £108,000

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.

Terms & Tenure

Freehold

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.

Viewing

Strictly by appointment with the sole agent, Rapleys LLP.

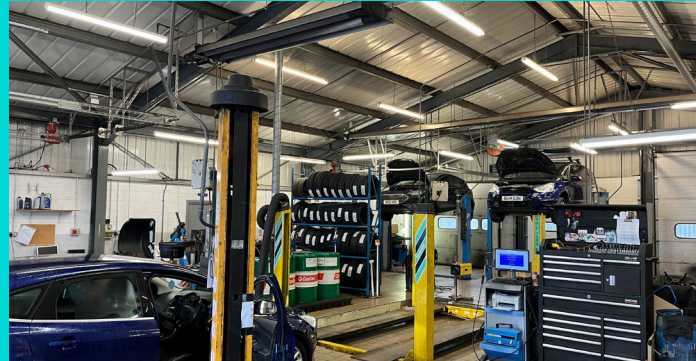


Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Showroom	219.50	2,363
Offices	168.40	1,813
Workshop	328.90	3,540
Parts	42.00	452
First Floor Store	30.80	332
Ancillary	49.60	534
Total	839.30	9,034
	Acres	Hectares
Site Area	0.91	0.374

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.



About us

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- Birmingham
- Bristol
- Cambridge
- Edinburgh
- Huntingdon
- London
- Manchester



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