

TO LET/FOR SALE Car Dealership Complex

North Bridge Road/Power Station Road
Doncaster, DN5 8AN

Key information

- ☐ Large automotive site providing three separate dealerships
- ☐ Available in whole or part
- ☐ Prominent location close to Doncaster Town Centre
- ☐ Potential for alternative uses, subject to the necessary consents
- ☐ Three dealerships totalling 2,854.76 sq m (30,729 sq ft) on 1.4ha (3.46 acres)

Contact

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Location

The site fronts North Bridge Road at its junction with Power Station Road, close to the A19 which is approximately 750m to the north-west of Doncaster City Centre. The A19 is the major route into Doncaster from the North and intersects with the A1(M) Junction 37 approximately 2.5 miles north-west.

Immediately to the east of the site is the River Don.

The site is located close to two retail parks, on the opposite side of the A19, with occupiers including Morrisons, Bensons for Beds and Currys.

Doncaster is a city in South Yorkshire with a population of 87,455 (2021 census).

Whilst it originally grew around mining the town is now a major distribution centre including the 420-acre Doncaster International Railport.

Tenure

Leasehold or Freehold

Terms

The property is available on a new lease on terms to be agreed. Offers for the freehold will be considered.

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 Values for the property are

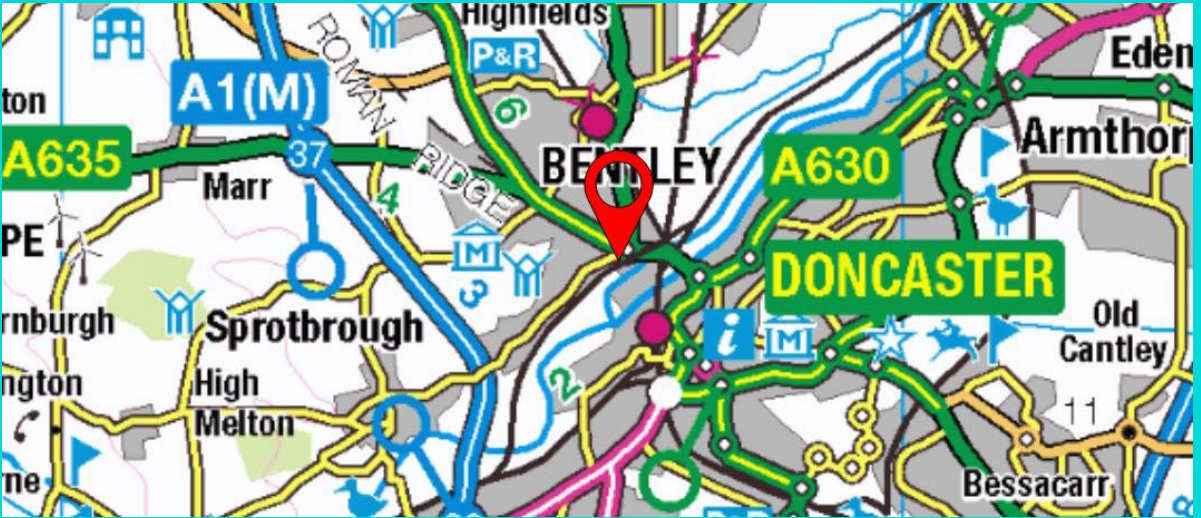
| Site | Rateable Value | UBR |
|-------------------|----------------|-------|
| Volkswagen/ Skoda | £153,000 | 54.6p |
| Select | £30,750 | 49.9p |

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.



Volkswagen

The VW showroom has large glazed frontage to North Bridge Road.

Internally provides display for 6-8 cars with office accommodation at ground and first floor all finished to a high standard.

To the rear is the parts department and the main 8 bay workshop. A further area of workshop and storage accommodation sits to the rear which includes an MOT bay.

There is display parking for circa 58 vehicles with a further 55 customer/storage parking spaces.

Energy Performance Rating

Energy Performance Asset Rating - TBC

Skoda

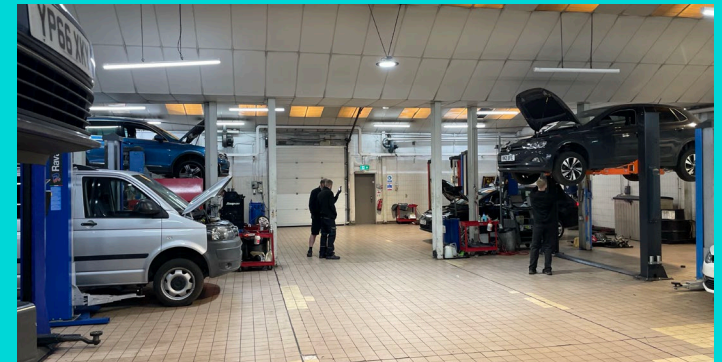
The property comprises a 4 car showroom with a 6-bay workshop with a parts department to the rear and a stand-alone valeting bay.

Externally there is parking for circa 78 vehicles.

To the rear of the VW/Skoda is a further compound for 100 vehicles that could be secured if required.

Energy Performance Rating

Energy Performance Asset Rating - TBC



Select

The premises consists of a standalone car dealership originally constructed for Audi but most recently occupied as a high-quality used car showroom.

The front showroom provides display space for 7 vehicles with a bank of offices to the rear.

Beyond this is the workshop area which has been converted into three areas, a large paint spray bay, a bay with turntable for photographing vehicles and a valeting bay.

These could be combined to provide a single large workshop area if required. Additionally, there are WCs and a staff mess area.

To the front is a display area for 40 vehicles, with further display for 19 vehicles to the side fronting Power Station Road. The rear compound provides parking for circa 62 vehicles.

Energy Performance Rating

Energy Performance Asset Rating – TBC.



Accommodation

The property comprises the following approximate floor areas:-

| | Sq m | Sq ft |
|--------------------|----------|--------|
| VW | | |
| Showroom | 503.58 | 5,420 |
| Workshop | 481.03 | 5,178 |
| Rear Workshop Bays | 288.74 | 3,108 |
| First Floor | 239.50 | 3,164 |
| Total | 1,567.30 | 16,870 |

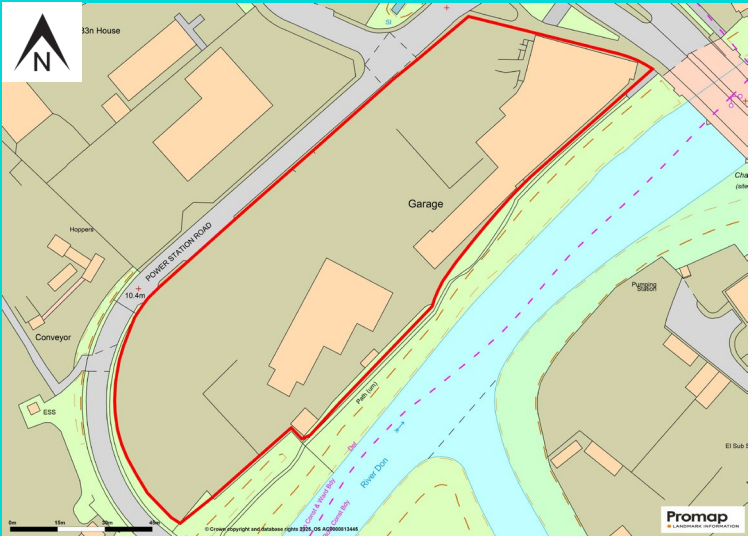
| | Sq m | Sq ft |
|-------------|--------|-------|
| Skoda | | |
| Showroom | 245.58 | 2,643 |
| Workshop | 307.25 | 3,307 |
| Parts | 35.40 | 381 |
| Ancillary | 3.18 | 34 |
| First Floor | 36.58 | 394 |
| Total | 327.99 | 6,760 |

| | Hectare | Acre |
|-----------------|---------|-------|
| Total Site Area | 1.064 | 2.629 |

| | Sq m | Sq ft |
|----------------------|--------|-------|
| Select | | |
| Showroom and Offices | 333.71 | 3,592 |
| Paint Bay | 110.05 | 1,185 |
| Valeting Bay | 109.75 | 1,181 |
| Photo Bay | 60.65 | 653 |
| Ancillary | 45.31 | 488 |
| Total | 659.47 | 7,099 |

| | Hectare | Acre |
|-----------------|---------|------|
| Total Site Area | 0.35 | 0.86 |

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net 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.



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