

RAPLEYS

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0370 777 6292

LONG LEASE FOR SALE/MAY LET

Prominent Showroom/Workshop Facility

Former Imperial Cars Unit, Second Avenue,
Millbrook, Southampton SO15 0LP

CONTACT **Daniel Cook | Rapleys LLP**
07795 660259 | daniel.cook@rapleys.com

Robin Dickens | LSH
07977 519333 | rdickens@lsh.co.uk

**Lambert
Smith
Hampton**



Full motor dealership

Prominent frontage to A33

Nearby occupiers include
**Cazoo, Fiat/Alfa Romeo,
Porcelanosa, Selco and Volvo**

Suitable for a variety of uses,
subject to planning

1,170.45 sq m (12,599 sq ft) on
0.19 hectares (0.47 acres)

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Location

The property sits fronting both Second Avenue and the A33 beyond approximately 3 miles north west of Southampton City Centre. The A33 leads 1 mile west to the intersection of the M271 which in turn leads north to the M27.

The surrounding area is largely commercial with a number of other motor dealerships in the area including **Cazoo**, **Fiat/Alfa Romeo**, **Harley Davidson** and **Volvo**. Other occupiers in the area include **Porcelanosa**, **Selco** and **UPS**.

Description

The property comprises a full motor dealership which has been used for retailing both new and used vehicles for a variety of brands over the years. The property is of frame construction with full height glazing to the road frontage and otherwise clad in brick and profile metal sheet to the rear.

Internally, the accommodation comprises a refurbished five car showroom with a polished tiled floor and office accommodation to the rear.

At the rear of the site is an eight bay workshop accessed via a single up and over door. An additional MOT bay sits at the rear with an open sided valeting bay beyond.

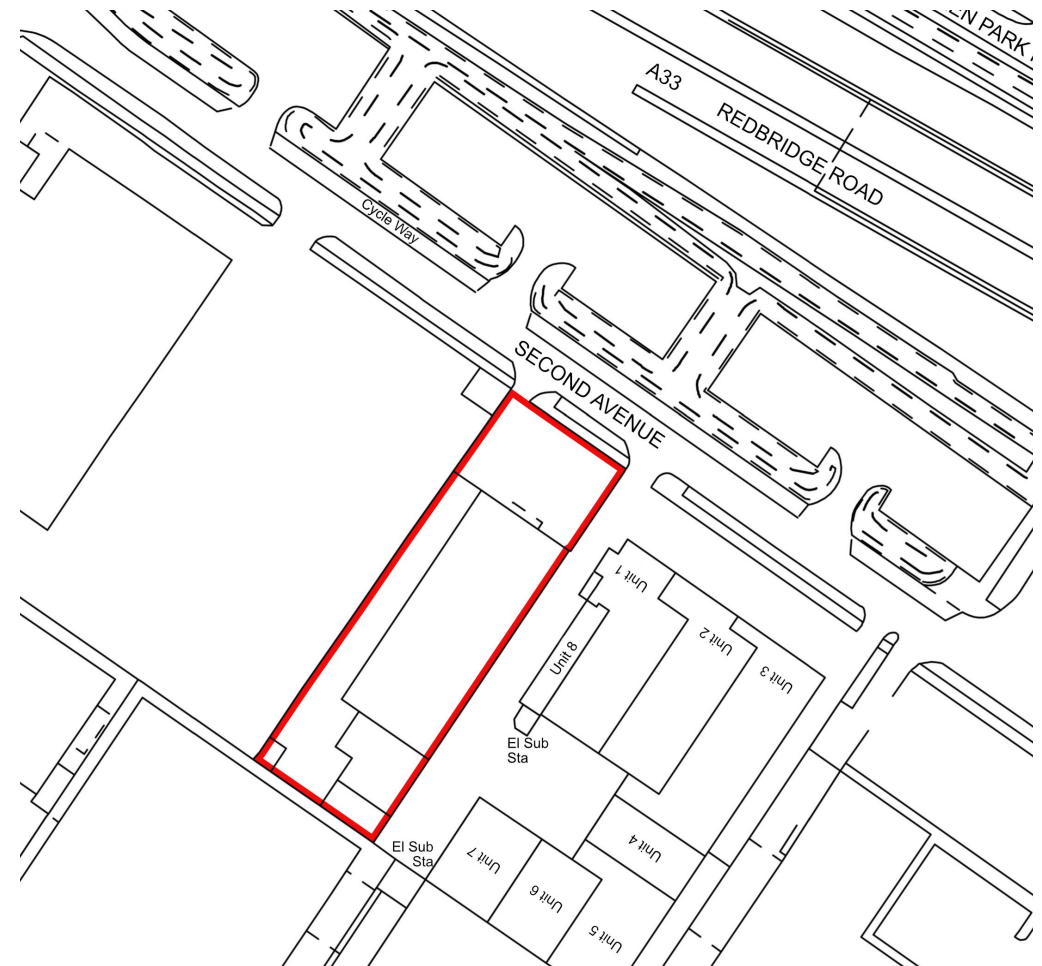
The site is laid to tarmac with brick paviour to the vehicle display area at the front of the site.

Tenure

Long Leasehold for sale. Our client may consider a shorter term sub-lease.

Terms

The property is held on a long lease expiring 02 April 2026. The current ground rent is £15,000 per annum.



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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom	270.42	2,911
Offices	101.34	1,091
Ancillary	38.02	409
Parts	17.81	192
MOT/Workshop	420.37	4,525
Workshop ancillary	40.74	439
Valeting	49.20	530
FF offices/ancillary	232.54	2,503
Total	1,170.45	12,500
	Hectare	Acre
Total Site Area	0.19	0.47

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.

Rating

We are advised that the Rateable Value for the car showroom and premises is £102,000. Please note, the Government have confirmed that Business Rates will not be payable on occupied dealership premises for the whole of 2020-21.

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 on the [Government website](https://www.gov.uk/government/topics/business-rates).

Energy Performance

Energy Performance Asset Rating: E.



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VAT

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

Viewing

Strictly by appointment with the joint agents.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at 33 Jermyn Street, London SW1Y 6DN. Regulated by RICS.

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