

**RAPLEYS**

TO LET  
**Motor Dealership Complex**

rapleys.com  
**0370 777 6292**

Former Car Store, Watling Street,  
Crownhill, Milton Keynes MK8 0AE

CONTACT **Mark Frostick**  
07785 522958 | mark.frostick@rapleys.com

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



Prominent main road position

Potential for alternative uses  
(STP)

Close to **Sainsbury's**

To let in whole or in part

2,353.05 sq m (25,328 sq ft) on  
1.12 hectare (2.77 acres)

# TO LET Motor Dealership Complex

rapleys.com  
0370 777 6292

Former Car Store, Watling Street,  
Crownhill, Milton Keynes MK8 0AE

CONTACT **Mark Frostick**  
07785 522958 | mark.frostick@rapleys.com

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

## Location

The property is located on Watling Street in the Crownhill area to the west of Milton Keynes. The site fronts the busy Watling Street (V4) providing a good level of passing trade. The site is approximately 1 mile to the west of the town centre and close to the A5 trunk route providing excellent accessibility. To the south of the property is a **Sainsbury's** supermarket and behind is the site of the **National Bowl**.

## Description

The property consists of a purpose built car dealership providing showroom, workshop and ancillary facilities.

The main showroom is split level and provides ample display space for 10 vehicles with supporting office and ancillary accommodation alongside. To the rear of the showroom is a workshop providing 13 bays including an MOT bay, with further facilities available in a separate stand-alone workshop building to the rear of the site.

Externally there is parking with 58 display spaces and a further 12 prominent spaces located under a canopy fronting Watling Street. There is a further 84 workshop parking spaces with 115 in the rear yard.

## Tenure

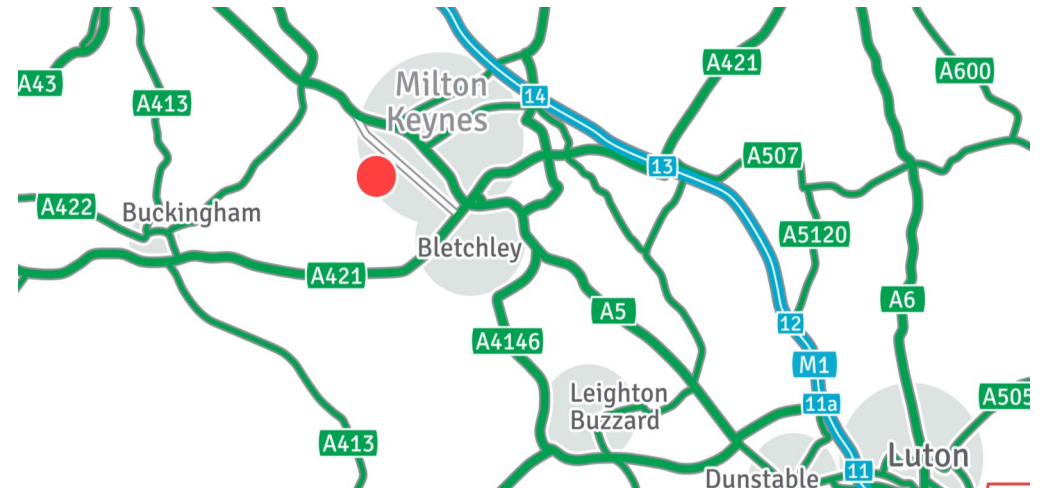
Leasehold.

## Terms

The property is available by way of a sub-lease expiring July 2025. Offer for the whole or in part will be considered.

## Energy Performance

Energy Performance Asset Rating: TBC.



# TO LET

## Motor Dealership Complex

rapleys.com  
0370 777 6292

Former Car Store, Watling Street,  
Crownhill, Milton Keynes MK8 0AE

CONTACT **Mark Frostick**  
07785 522958 | mark.frostick@rapleys.com

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

### Rating

We are advised that the Rateable Value for the property is £215,000 and the UBR for 2019/20 is 50.4p in the £. There is an additional RV of £19,250 which forms part of the site and the UBR for 2019/20 is 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 on [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom	788.86	8,491
Workshop	551.93	5,941
Stand alone workshop	210.16	2,262
Parts/works office	426.41	4,590
Valet bay	189.81	2,043
Ancillary	80.78	870
Additional showroom	105.10	1,131
<b>Total</b>	<b>2,353.05</b>	<b>25,328</b>
	Hectare	Acre
<b>Total Site Area</b>	<b>1.12</b>	<b>2.77</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.

### VAT

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

### Viewing

Viewing to be arranged strictly through the sole agent.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS. Any maps are for identification purposes only and should not be relied upon for accuracy. © Crown Copyright and database rights 2018 Licence No. 100004619. Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in October 2019.