

# Prominent Car Dealership.

*1 White Hart Lane, Chelmsford, CM2 5EF.*

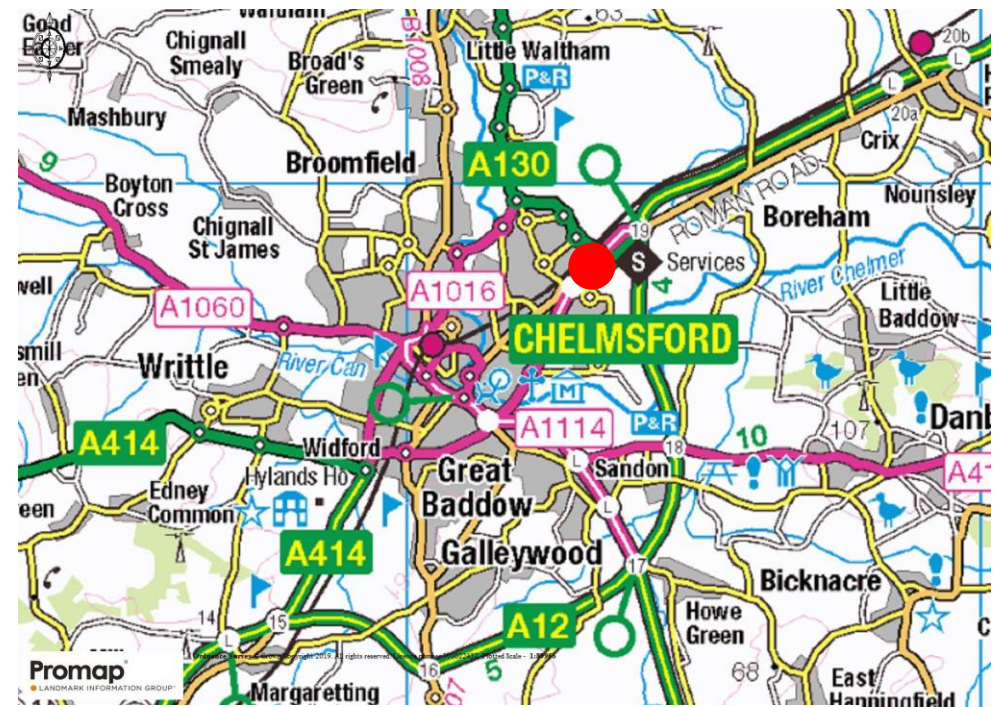
FOR SALE (MAY LET) DUE TO RELOCATION





# Property Summary.

- Available due to relocation
- Modern car dealership facility
- Prominent location at junction of Colchester Road and White Hart Lane
- Established mixed use commercial area, with nearby occupiers including Mercedes-Benz, BMW, Toyota, Sainsbury's and Premier Inn
- 1,213 sq m (13,057 sq ft) on a site of 0.44 hectare (1.10 acres)
- For Sale (May Let) – our client is seeking offers in excess of £3,000,000 but will consider a letting at a rental of £195,000 per annum (subject to covenant and lease terms)
- Potential for a range of alternative uses (subject to planning)



Location plan (Crown Copyright. All rights reserved. Licence number 100022432)

## Location.

Chelmsford is a large and affluent city within the county of Essex, approximately 14 miles north of Basildon, 16 miles south of Braintree and 19 miles north west of Romford. Central London is approximately 35 miles to the south west.

The property is located approximately 3 miles north west of Chelmsford city centre. It occupies a highly accessible and prominent site at the junction of White Hart Lane (A130) and Colchester Road, which in turn provides access to the city centre and Junction 19 of the A12 approximately 0.5 mile to the north east.

The immediate surrounds are of a mixed commercial nature, with occupiers of note including Sainsbury's, Aldi (distribution centre and retail store), B&Q, Aston Barclay and Royal Mail.

In respect of motor retailing, this is a prime location with marques such as Mercedes-Benz (immediately adjacent), BMW, Toyota, Ford and Land Rover all represented within close proximity.







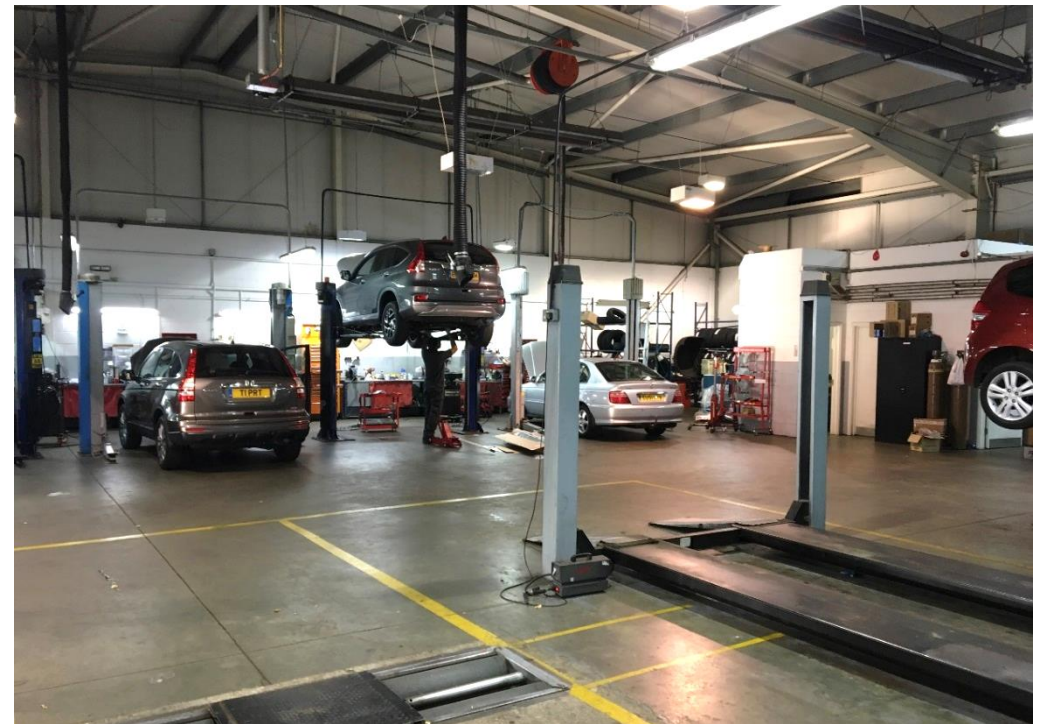
## Description.

The property comprises a modern and well-presented car dealership. The premises are of steel portal frame construction, with brick and over clad block elevations and extensive glazing to the showroom areas.

The showroom area is fitted to a franchise specification and has the capacity to display seven cars. Ancillary showroom accommodation includes offices, staff welfare and WC facilities with additional office accommodation provided to the first floor.

To the rear of the showroom accommodation, the property provides a ten bay workshop accessed via four electronically operated roller shutter doors, as well as parts stores and valeting facilities.

Externally, tarmacadam surfaced parking areas are to the front, side and rear of the property, providing space for a total of 121 vehicles.



# Description.

## ACCOMMODATION

DESCRIPTION	SQ M	SQ FT
Showroom	331	3,563
Workshop	437	4,704
Valet	55	592
Ground Floor Total	1,007	10,840
Offices / Parts / Ancillary	206	2,217
<b>Total</b>	<b>1,213</b>	<b>13,057</b>

## CAR PARKING

PARKING	NUMBER
Display	38
Customer Parking	18
Storage	65
<b>Total</b>	<b>121</b>

## SITE AREA

The site has an area of 0.44 hectare (1.10 acres), with a low site coverage of 23%.

## TENURE

The property is freehold held under Title Number 09593994, a copy of which can be provided upon request.

## RATEABLE VALUE

DESCRIPTION	RATEABLE VALUE
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Car showroom and Premises	£210,000
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## PLANNING

The location is an area administered by Chelmsford City Council. We recommend that interested parties make their own enquiries to the council.

## EPC

The property has an EPC Rating of C (56).

## VIEWING

Viewings strictly by appointment only.

## TERMS

Our client is seeking offers in excess of £3,000,000 but will consider a letting at a rental of £195,000 per annum (subject to covenant and lease terms). Subject to Contract.

## VAT

VAT may be payable on any transaction at the prevailing rate.





**Sainsbury's**





# Contact.



For further information, or to arrange a viewing, please contact the Knight Frank Automotive Team:

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