

PROMINENT CAR SHOWROOM COLCHESTER AVENUE, PENYLAN, CARDIFF CF23 9AP



TO LET

2,341.6 sq m (25,205 sq ft) on 0.73 hectare (1.81 acres)

- Purpose-built car showroom with excellent roadside profile
- Situated fronting Colchester Avenue, in proximity to an established retail area
- Exceptional road links with access to arterial roads (A4161, A48) and Junction 30 of the M4
- Potential for other commercial roadside uses (subject to planning)

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Location

The dealership is located approximately 2.5 miles north east of Cardiff City Centre and approximately four miles from Junction 30 of the M4.

Nearby Newport Road (A4161) is a key retail warehouse pitch and occupiers include The Range, Go Outdoors, Pets at Home, M&S, Matalan, Sainsbury's, Wilko, Argos, Aldi, Lidl, Costa Coffee and Ford (Evans Halshaw).

Description

The site comprises a single dealership building with extensive external parking. The showroom is arranged to the front with full height glazing to the roadside frontage. Internally, the large showroom is capable of dual franchising and features a tiled floor and spotlighting.

The workshop accommodation is extensive and incorporates a parts area. There is a separate workshop divided by a blockwork wall. An adopted residential road runs along the rear boundary of the site.

The property benefits from an extended frontage, providing approximately 105 display parking spaces with a further 90 parking spaces at the rear.

Floor	Description	SQ FT	SQ M
Ground	Showroom / Anc.	10,607	985.4
Ground	Workshop 1 / Anc.	6,448	599.1
Ground	Workshop 2	3,569	331.5
	Sub Total	20,624	1,916
First	Offices / Anc.	4,581	425.6
	Total	25,205	2341.6

Legal Costs

Each party is to cover their own legal, and surveyors, costs on any transaction

Terms

Our client holds the property on a leasehold basis and therefore occupation is available by way of a sub-lease expiring July 2023 on terms to be agreed.

Alternatively, there may be scope to grant a longer lease direct from the landlord, dependent on covenant, lease terms etc.

VAT

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

Services

We understand that all mains services are connected to the site however interested parties are advised to satisfy themselves that this is the case, and that they are in good working order. Knight Frank LLP have not tested any apparatus on site and therefore cannot verify the condition.

EPC

An EPC has been commissioned for the property and details are available upon request.

Further Information and Viewing

For further information, or to arrange a viewing, please contact the retained agents Knight Frank:

Tom Rigg

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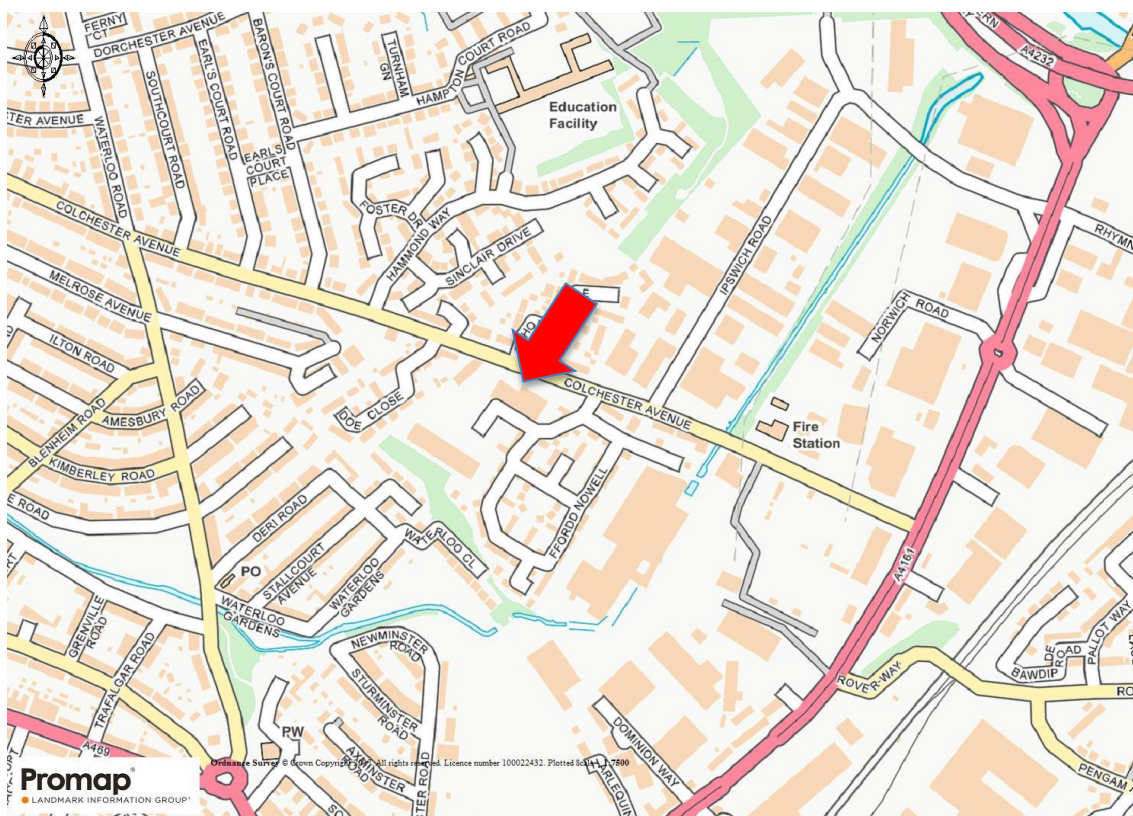
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