

CAR SHOWROOM AND GARAGE



Car Showroom, Holyhead Road, Ketley Telford, Shropshire, TF1 5DX

- Modern car showroom and garage extending to 13,249 sq ft on site of 0.85 ac
- Including offices, parts store, servicing area, and vehicle preparation workshop
- Large sales forecourt/vehicle display area and customer car parking
- Prominent location with main road frontage onto A5 Holyhead Road

Car Showroom

Holyhead Road, Ketley

LOCATION

The property is well located on a prominent site in Ketley with frontage onto the A5/Holyhead Road, one of the main routes from Telford to Wellington. The site lies in close proximity to Junction 6 of the M54 motorway and approximately three miles from Telford Town Centre.

DESCRIPTION

The property comprises a modern car showroom complete with partitioned offices, parts store, servicing area, and vehicle preparation workshop and store. A large forecourt provides circa 55 external vehicle display spaces as well as customer car parking. The latter could also be utilised for vehicle display if required.

The main car showroom is of steel portal frame construction with full height glazed panels to the front elevation and pedestrian access to the front. Internally there is display space for approximately 5 vehicles, together with consultation area and WC facilities. To the rear is an administration area, which has been subdivided to provide office accommodation.

Adjoining the showroom to the western elevation is a parts store/workshop of steel portal frame construction, accessed both internally from the showroom and externally via a pedestrian door and roller shutter to the front.

To the rear of the showroom is a barrel-roofed industrial unit with roller shutter access, which is currently utilised as the servicing department.

To the east of the site is a detached, two-storey workshop, which is currently utilised for vehicle preparation on the ground floor with storage above.

ACCOMMODATION

Showroom	4,208 sq ft	391 sq m
Parts store/workshop	2,088 sq ft	194 sq m
Servicing area	5,231 sq ft	486 sq m
Two-storey workshop/store	1,720 sq ft	160 sq m
Gross Internal Area	13,249 sq ft	1,231 sq m

PLANNING

We understand the property has planning consent for its existing car showroom and garage use. Interested parties should make their own enquiries.



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TENURE

Leasehold: The property is available to let on a new full repairing and insuring lease on terms to be agreed. The existing Citroën dealership business is not affected as it will be relocating elsewhere.

RENT

Rent upon application.

SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not tested these services and interested parties should make their own enquiries.

LOCAL AUTHORITY

Telford & Wrekin Council, Addenbrooke House, Ironmasters Way, Telford, Shropshire, TF3 4NT - Tel: 01952 380000.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2010 rating list is £78,000.

ENERGY PERFORMANCE CERTIFICATE

The property has been awarded an Energy Rating of D(76).

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Alex Smith MRICS

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Ref: AGS/2548



Printcode: 2014814

What's this?

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