BRANCH ASSOCIATES
01708 860696
www.branchassociates.co.uk

FOR SALE

RARELY AVAILABLE CAR SHOWROOM WITH LARGE DISPLAY CAR PARKING FRONTING THE ARTERIAL ROAD (A127) *PRICE REDUCED*

Price: £825,000

Arterial Road
Wickford
Essex
SS12 9JG

- Prominent corner position
- Detached
- Glazed showroom
- Workshop
- Office, storage and welfare facilities
- Overflow carpark available

ARTERIAL ROAD, WICKFORD, ESSEX, SS12 9JG

Location
A prominent main road location fronting the westbound carriageway of the Arterial Road (A127) at its junction with Pound Lane.

The Property
A rarely available car showroom (suitable for alternative uses, STP) with large car park fronting the main A127.

The showroom has a glazed frontage with two loading doors fitted with LED lights, air-conditioning, and ceramic tiles. There is a sales office. Adjacent is a workshop with loading door and a height allowing a vehicle ramp.

To the rear are kitchen and toilet facilities, together with two further offices, storage and works toilet.

A large fenced and gated display car park fronts the A127. Opposite is overflow parking available separately.

Accommodation
The approximate floor areas are:

	Sq Ft	Sq M
Showroom	1,144	106.28
Workshop	374	34.74
Office, welfare, storage	549	51
Car parking/yard	5,356	497.57
TOTAL	**7,423**	**689.6**

Terms
For sale freehold with vacant possession.

Figures
The price has been reduced to £825,000.

VAT
Price quoted exclusive of VAT if applicable.

Legal Costs
Each party is responsible for the payment of its own costs.

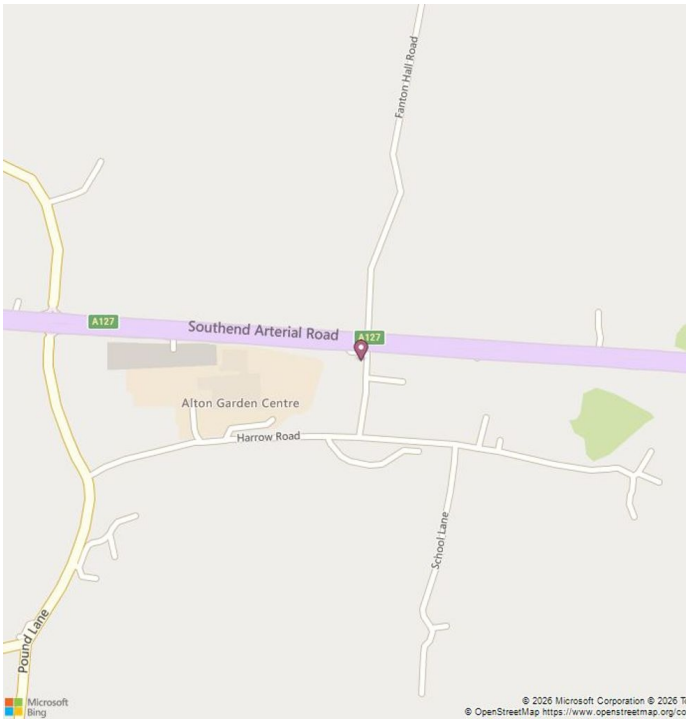
Energy Performance Certificate (EPC)
The EPC rating is B39, expiring 23rd June 2034.

Business Rates
The rateable value (2026) is £27,500, making the rates payable £11,880, although, interested parties are advised to satisfy themselves in this respect.

Anti Money Laundering
All purchasers when making an offer on a property will need to provide a copy of their current Passport photo page/Drivers Licence and a recent Utility Bill confirming their current address.

Agents Note
All figures quoted are exclusive of VAT (if applicable)
No warranty is given is respect of the current planning use.
None of the amenities or fixtures and fittings have been tested.

Enquiries/Viewing
Please contact us on 01708 860696 or email:
office@branchassociates.co.uk



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