Whitmarsh Lockhart

TO LET



Vehicle Showroom and Workshops, Beanacre Road

Melksham, SN12 8BL

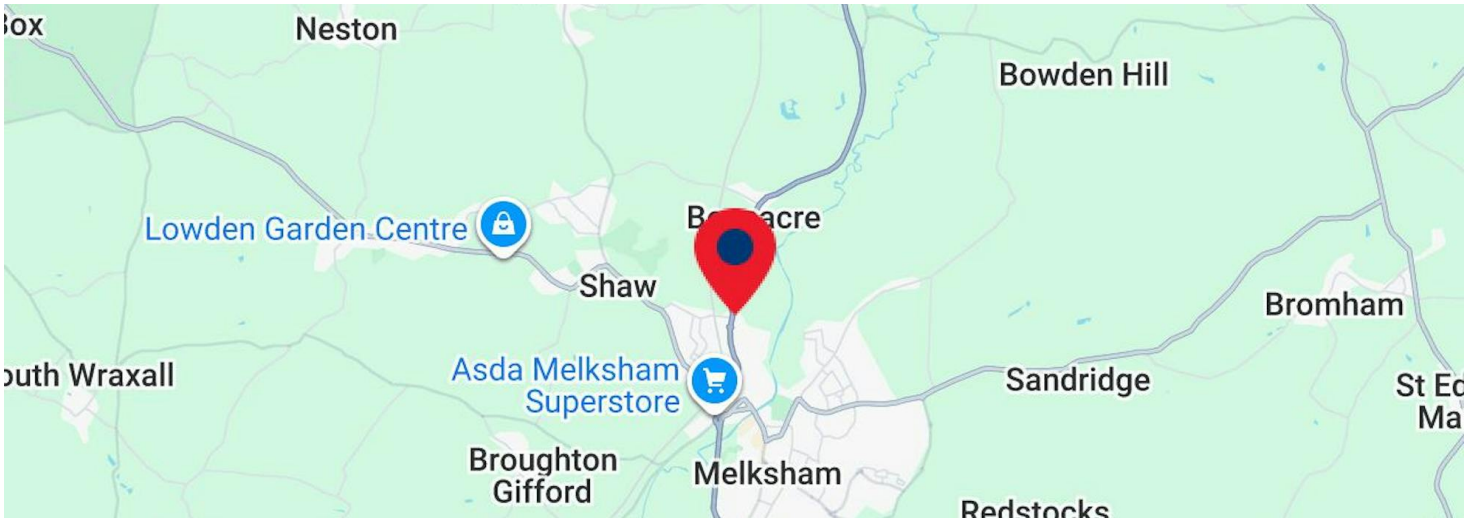
PROMINENT MOTOR DEALERSHIP PREMISES

5,892 sq ft
(547.38 sq m)

- 3 CAR GLAZED SHOWROOM
- 4 BAY WORKSHOP
- ANCILLARY OFFICES/PARTS AND WCS
- PREP/PDI BAY
- SUBSTANTIAL SECURE YARD AND PARKING
- ROAD PROFILE LOCATION
- RARE OPPORTUNITY

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Summary

Available Size	5,892 sq ft / 547.38 sq m
Rent	£70,000 per annum
Rateable Value	£52,500
Rates Payable	£22,680 per annum
Rates Comment	From April 2026
EPC	E (109)

Location

Melksham is well located in north Wiltshire, approximately 14 miles (22 km) to the south of junction 17 of the M4 Motorway along the A350.

The property is located on the northern boundary of the town, with excellent road profile onto A350, the main arterial route through the town. The surrounding area is a mix of residential and commercial uses with notable occupiers adjoining the site are BP, Greggs and Subway.

///what3words

https://what3words.com/turntable.younger.spreads

Description

The property comprises a motor dealership with showroom, forecourt, workshops and parking yards.

The building is of steel portal frame construction and includes a 2-4 car showroom, with ancillary, office, welfare and storage accommodation. The workshop is adjoining and is accessed via three roller shutter loading doors, currently configured with 4 ramps/bays. There is an adjacent area which has roller shutter access and could be used as a PDI/valet bay. A parts area adjoins the workshop and has a mezzanine above.

Externally, there is a parking/forecourt area to the side of the property which is accessed across the PFS forecourt. To the rear there is a secure yard offers a generous parking provision.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Showroom	1,472	136.75
Ground - Workshop Areas	3,313	307.79
Ground - Office/Stores and WCs (exc. Outside WCs	1,107	102.84
1st - MezzanineStorage	984	91.42
Total	**6,876**	**638.80**

Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge (if applicable), building insurance and VAT, which will be paid in addition to the rent, by the tenant.

Viewings

Viewings and further information is strictly by prior appointment through the agents.



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HAVE
MOVED


SUBWAY
GREGGS








Honda
Mazda
Nissan
Toyota
The name you can trust from 1952



