Whitmarsh Lockhart

TO LET / FOR SALE



Showroom and garage facility, Kennedy Drive, Eldene,

Swindon, SN3 3SB

PROMINENT VEHICLE SHOWROOM, WORKSHOPS AND STORAGE YARD

6,686 sq ft

(621.15 sq m)

- PURPOSE BUILT CAR SHOWROOM FACILITY
- FITTED VEHICLE WORKSHOP
- EXTERNAL DISPLAY FORECOURT AND PARKING YARD AREAS
- PROMINENT LOCATION FACING KENNEDY DRIVE, ELDENE, SWINDON

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Summary

Available Size	6,686 sq ft / 621.15 sq m
Rent	£75,000 per annum
Price	Offers in the region of £650,000 plus VAT
Rateable Value	£51,000
Rates Payable	£22,032 per annum
EPC	Upon enquiry

Location

The showroom holds a prominent location facing Kennedy Drive, Eldene in south east Swindon. Kennedy Drive has direct access to Dorcan Way. Junction 15 of the M4 is 2.5 miles and Swindon town centre is 3 miles.

The premises adjoin a motorcycle dealership and are close to the Morrisons supermarket.

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Description

The premises comprise a purpose built car showroom and display forecourt together with a vehicle maintenance workshop including MOT facilities. Outside there is a washdown area and secure parking yards.

The facility benefits from 3 Phase power and the showroom is fitted to a high standard. Please see the attached site plan on which the premises and site are coloured red.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Front Showroom	1,863	173.08
Ground - Garage Reception including WCs	628	58.34
Ground - Stores including Offices	688	63.92
Ground - Rear Workshops	2,443	226.96
Ground - Staff Room	1,064	98.85
Total	**6,686**	**621.15**

Terms

The premises is either available to let on a new full repairing and insuring lease. The rent quoted will be exclusive of service charge (if applicable), building insurance and VAT. Please note, these are paid by the tenant in addition to the rent. Alternatively consideration will be given to selling the current long leasehold interest. This comprises 125 year long leasehold from 2015. Current ground rent £11,250 per annum.

Anti-Money Laundering Regulations

A prospective purchaser will be required to provide information to satisfy these regulations.

Viewings

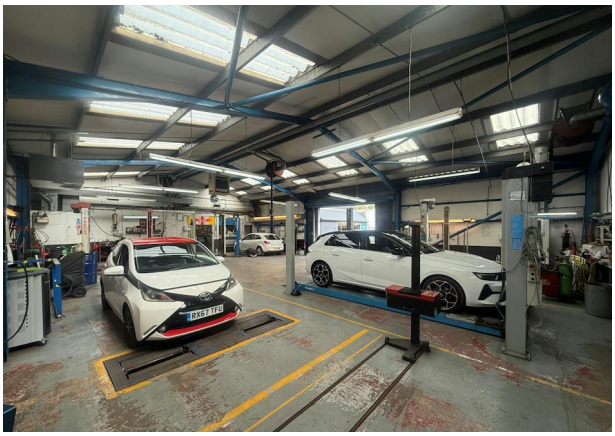
Viewing and further information is strictly by prior appointment through the agents.



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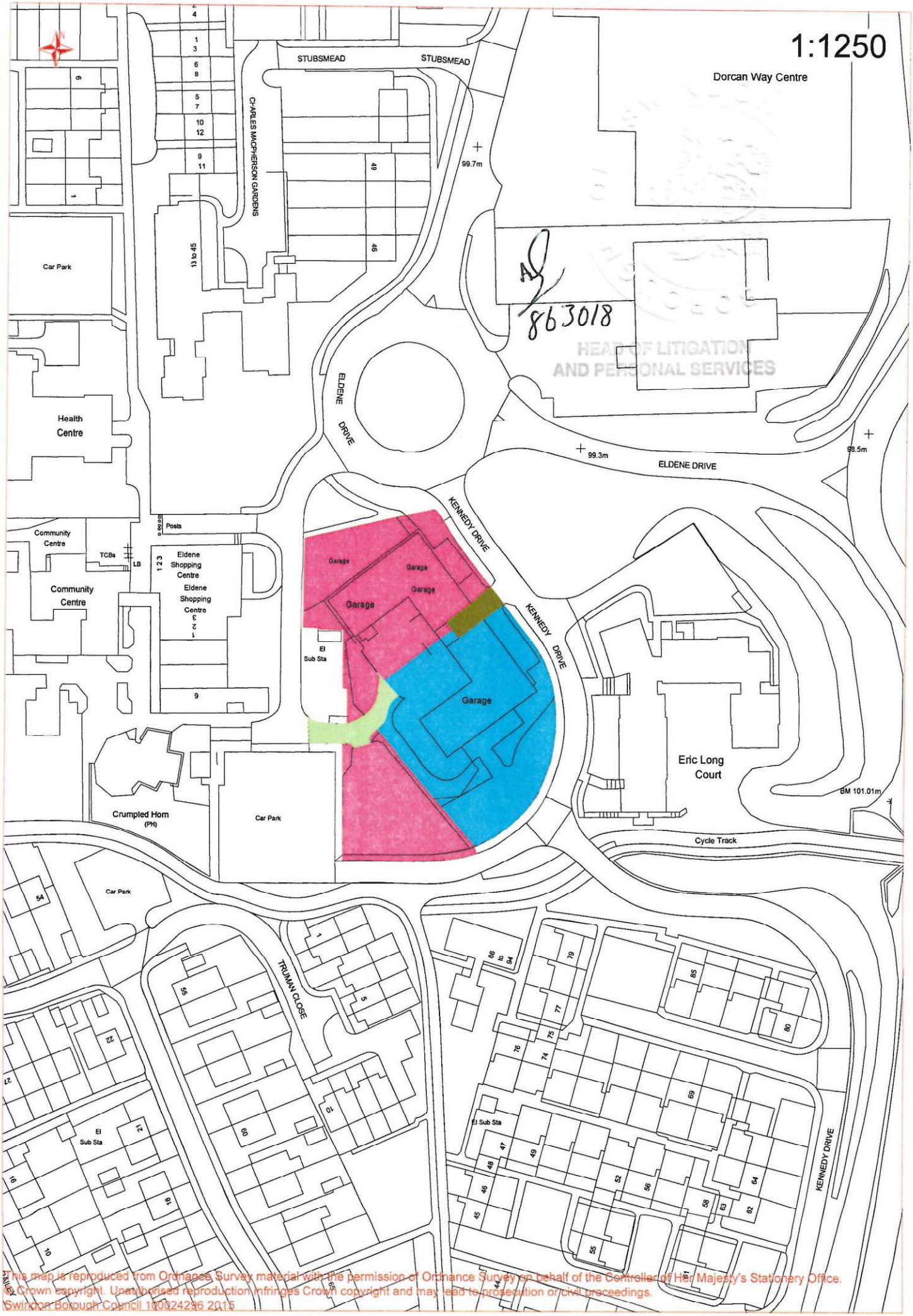












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