



FOR SALE

FORMER CAR DEALERSHIP PREMISES

Astolat Business Park, Old Portsmouth Road
Peasmarsh, Guildford GU3 1NE

16,122 sq ft (1,497.7 sq m)
ON 1.03 ACRES (0.42 HA)



Location

Guildford has excellent communications links being positioned 27 miles South West of London on the A3 midway between the Capital and Portsmouth. The property is located 2.5 miles South of Guildford town centre in a mixed commercial and residential area adjacent to Lookers Skoda and Volkswagen LCV and adjoining the Riverway Industrial Estate at Peasmarsh next to the A3100 Guildford to Godalming Road. Harley Davidson are located closeby together with a Shell petrol filling station, offices, and a Sunrise Assisted Living retirement home. Guildford is the nearest railway station with a journey time to London Waterloo of 34 minutes.

Description

The property is a modern purpose built car dealership comprising 6 car showroom, 10 bay workshop and MOT area, parts storage area, offices, and further first floor offices and amenity areas. The showroom is fully glazed to the front and one return elevation and elsewhere exterior metal cladding on the walls. There are also external parking and vehicle display areas.

Terms

The freehold of the property is available for £3,500,000 or alternatively a leasehold will be considered at a rent of £250,000 p.a.

Town Planning

We believe the premises have the appropriate planning consent for car dealership use but interested parties should make their own enquiries.



Rating

£186,000 effective from 1 April 2017.

VAT

The property has been elected for VAT.

Accommodation

The property comprises the following approximate gross internal floor areas.

Ground Floor	SQ FT	SQ M
Showroom	2,971	276.00
Showroom Offices	541	50.23
Service Offices	555	51.52
Ancillary & WCs	425	39.50
Accounts Office	2,190	203.45
Parts	512	47.60
Workshop Ancillary	491	45.60
Workshop	5,651	525.00

First Floor

Offices	1,769	164.38
Ancillary & WCs	687	63.84
Balcony	330	30.62
TOTAL GIA	16,122	1,497.73

Parking

Used Car Display	47
Parking	35

The property sits on a site of 1.03 acres (0.42 hectares) and produces a site density of 35.93%.



Energy Performance Certificate

Rating C - 59.

Viewing

An escorted viewing can be arranged solely by appointment with the letting agents.



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