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**MOTORTRADE/INDUSTRIAL PREMISES WITH
SUBSTANTIAL YARD**

FOR SALE/TO LET

**Swallowfields Garage
Swallowfields
Welwyn Garden City
AL7 1JD**

Summary

- Fully fitted motor trade premises including MOT equipment
- 0.45 acre site, giving substantial yard
- Prominent corner position
- Suitable for variety of uses including motor trade/development
- GUIDE PRICE £1,395,000 (plus VAT) / £60,000 per annum

Swallowfields Garage, Swallowfields, Welwyn Garden City, AL7 1JD



Location

The property is located on the corner of the two sections of Swallowfields close to Bridge Road East approximately half a mile east of Welwyn Garden City town centre and railway station. Surrounding occupiers include Grange Land Rover on the adjacent site, B&Q opposite and a range of surrounding commercial users.

Welwyn Garden City is an affluent town located within mid Hertfordshire originally developed under Ebenezer Howard's new towns initiative. The current population is approximately 39,202 (2011 Census) and the location is immediately to the east of the A1(M) and approximately 7 miles north of the M25.

Description

The premises comprise a fully fitted motor dealership comprising showroom and workshop together with ancillary stores etc. Built accommodation is located to the rear of a good size site extending to approximately 0.45 acres (approximately 20,000 sq ft) surrounded by security fencing.

Accommodation

DESCRIPTION	APPROX AREA	
	M ²	FT ²
Showroom	95.87	1,032
Workshop	243.96	2,626
Ancillary Stores/Mess & WC	41.25	444
Total Area	381.08	4,102

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Terms

The premises are offered for sale/to let with vacant possession.

Price/Rent

Offers are invited in excess of **£1,395,000** (one million three hundred and ninety five thousand pounds) / **£60,000** per annum.

Business Rates

We understand that the Rateable Value is £57,000 and accordingly rates will be payable on the order of £27,300 per annum.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

The property is elected for VAT and accordingly VAT is payable on the purchase price. Copies of relevant certificate available.

Building Regulations

The property was extended and refurbished in 1996 with works being managed by a reputable architect and undertaken by reputable contractors as approved by Vauxhall Motors. No problems have been experienced and the property has recently passed two bank valuations. However, interested parties should be aware that no Building Regulation Final Certificate can be located and it is possible that this was never issued.

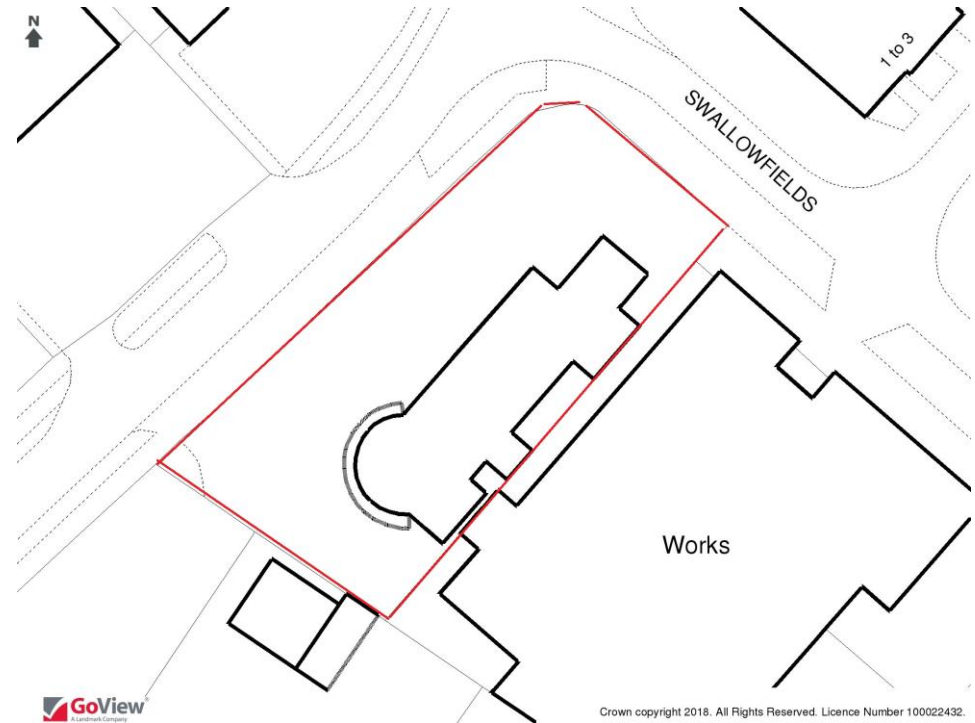
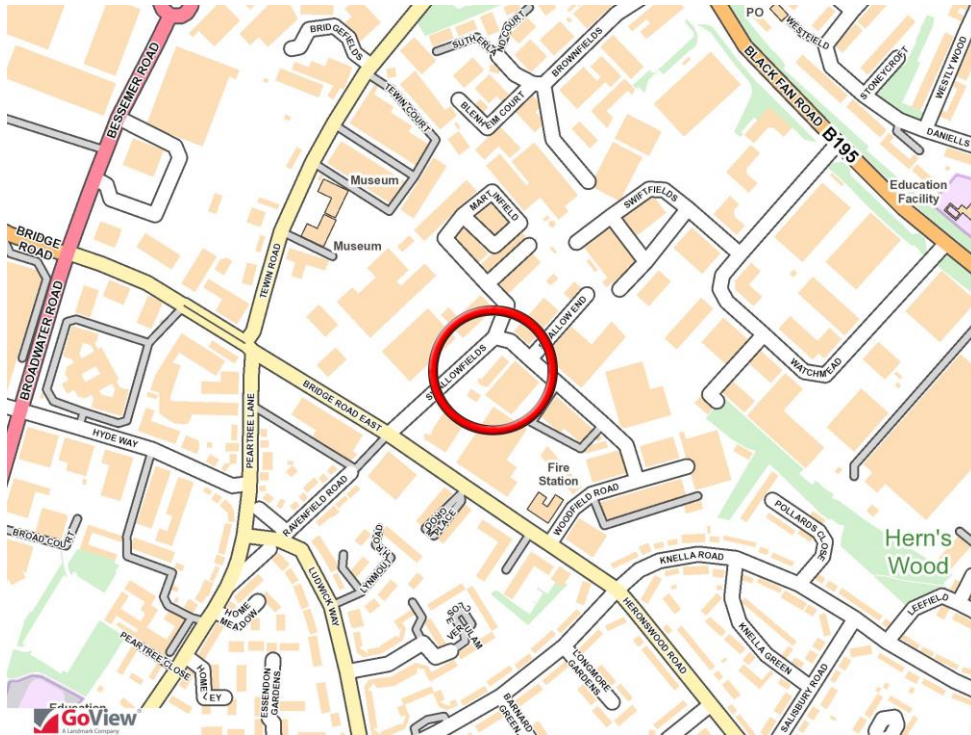
Environmental

The site was used as a petrol filling station which ceased approximately 25 years ago. Some signs of hydrocarbon were found in the ground at that time but not sufficient to warrant remediation. Copies of reports can be provided on request.

Viewings

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OVERHEAD VIEW



SHOWROOM



SHOWROOM



WORKSHOP

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YARD (THE PREMISES ARE CURRENTLY BOARDED UP)



YARD

IMPORTANT NOTICE

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