

**MODERN CAR SHOWROOM
AND WORKSHOP PREMISES
FOR SALE**

GAVINBLACK
— & PARTNERS —



TEWKESBURY ROAD, CHELTENHAM, GL51 9DS

CAR SHOWROOM AND WORKSHOP 15,432 Sq Ft
on a site of approximately 1.128 Acres

CONTACT

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LOCATION

The premises occupy a prominent main road position fronting Tewkesbury Road the A4019 and lie approximately 1.2 miles north west of Cheltenham town centre.

SITUATION

There are a number of motor retailers represented in the area including Toyota, Audi, Aston Martin, Jaguar, Bentley and Ford.

DESCRIPTION

The premises comprise a steel portal framed building containing ground floor showroom, associated offices, two workshops and further first floor offices and facilities above the showroom.

The premises comprise:

	Area sq ft
Showroom 1	3,889
Showroom 2	2,590
Workshop 1	4,157
Workshop 2	2,589
First Floor offices and mess room	758
Mezzanine Parts store	1,449

Externally there is parking to the rear compound for 50 vehicles with a further 20 to the side of the unit and 38 display spaces to the frontage of the property.

RATING ASSESSMENT

£160,000 per annum. The current rate the £ is 47.9p.

PRICE

Our clients are seeking offers in excess of £1,675,000.

EPC

A full copy of the report is available upon request.

LEGAL COSTS

Both parties are to bear responsibility for their own costs in the transaction.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.

VIEWING

Strictly by appointment with the Sole Agent.

