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**MOTORTRADE/INDUSTRIAL PREMISES WITH  
SUBSTANTIAL YARD**

**FOR SALE**

**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)

## 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 <sup>2</sup>	FT <sup>2</sup>
Showroom	95.87	1,032
Workshop	243.96	2,626
Ancillary Stores/Mess & WC	41.25	444
<b>Total Area</b>	<b>381.08</b>	<b>4,102</b>

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### **Terms**

The premises are offered for sale with vacant possession.

### **Price**

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

### **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.

### **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.

### **Viewings**

**Matthew Bowen**

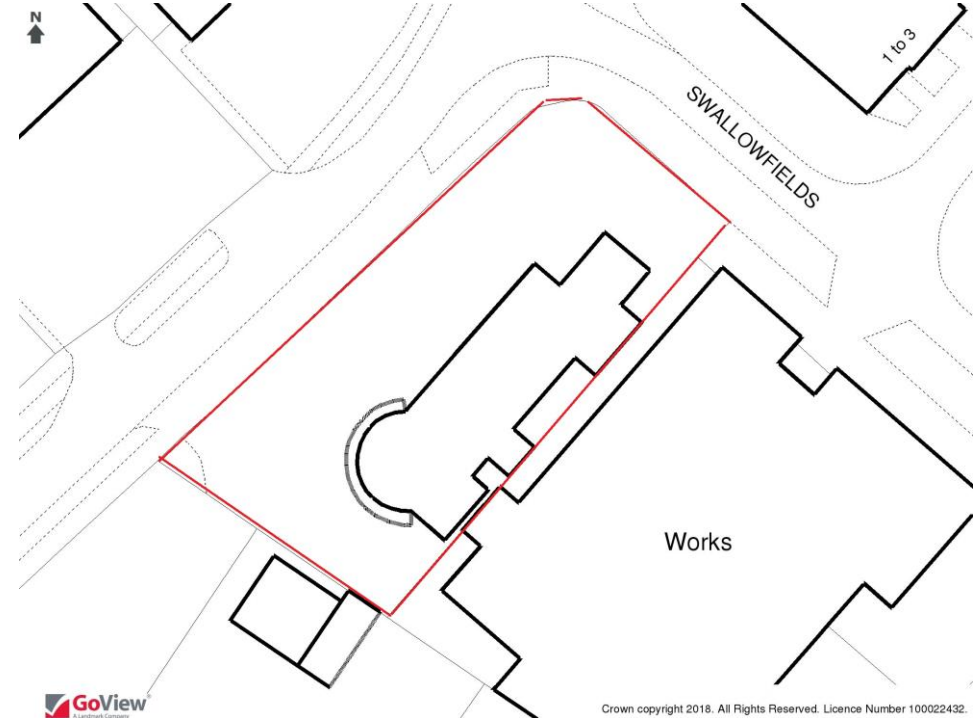
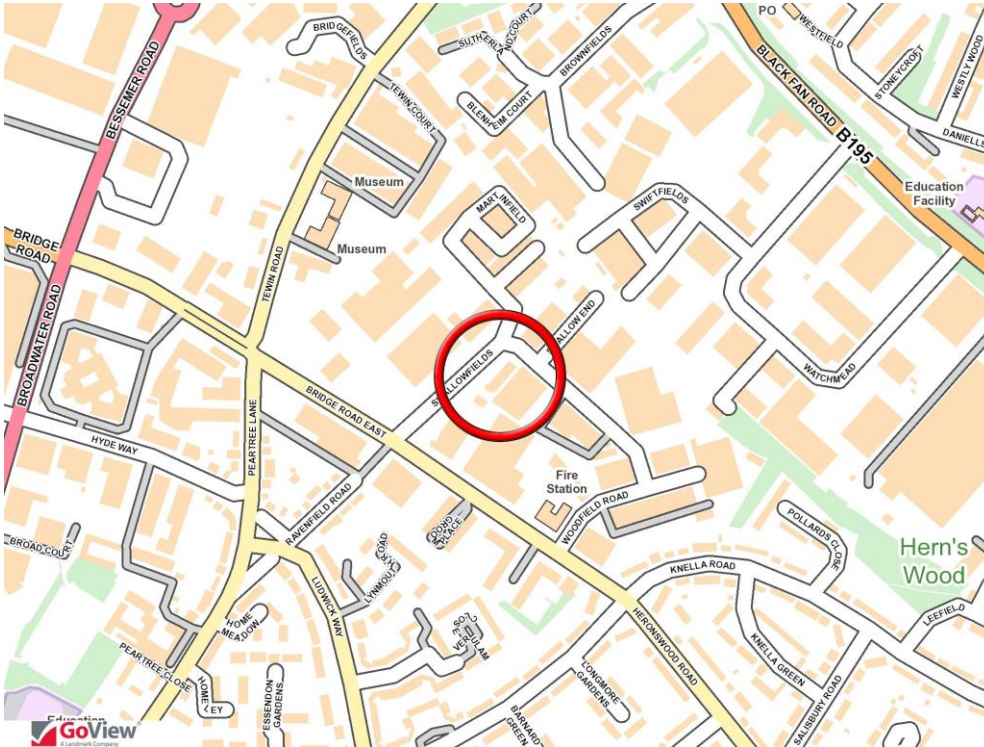
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# Swallowfields Garage, Swallowfields, Welwyn Garden City, AL7 1JD



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



OVERHEAD VIEW



SHOWROOM



SHOWROOM



WORKSHOP



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



YARD (THE PREMISES ARE CURRENTLY BOARDED UP)



YARD

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