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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 £1,250,000 (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 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 with vacant possession. A lease is currently in place which can be surrendered at the same time as / shortly after completion.

Price

Offers are invited in excess of **£1,250,000** (one million two hundred and fifty 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.

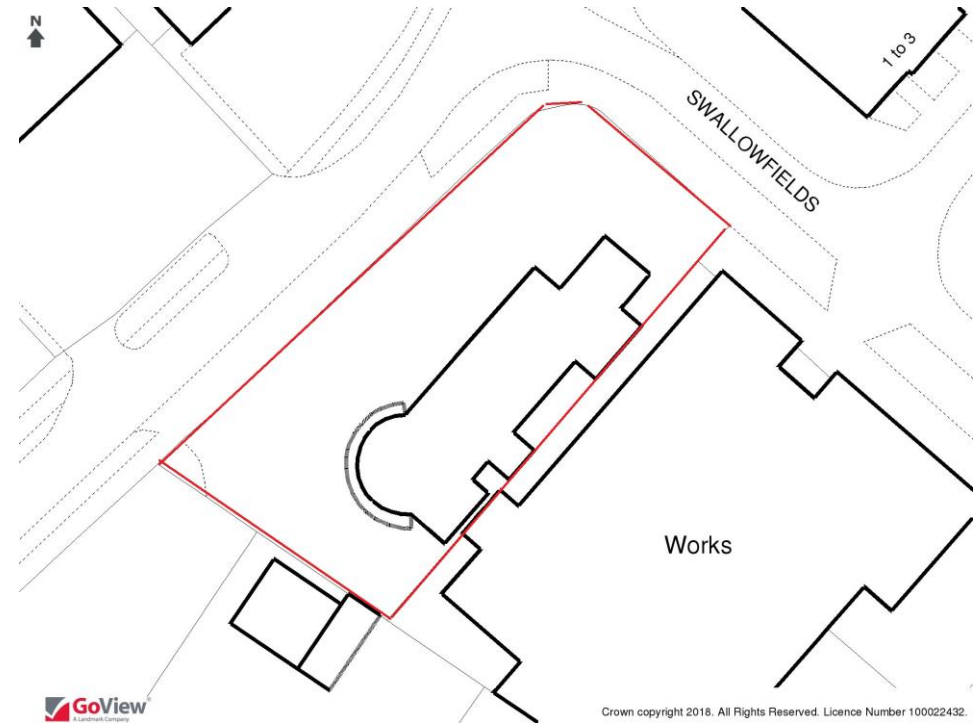
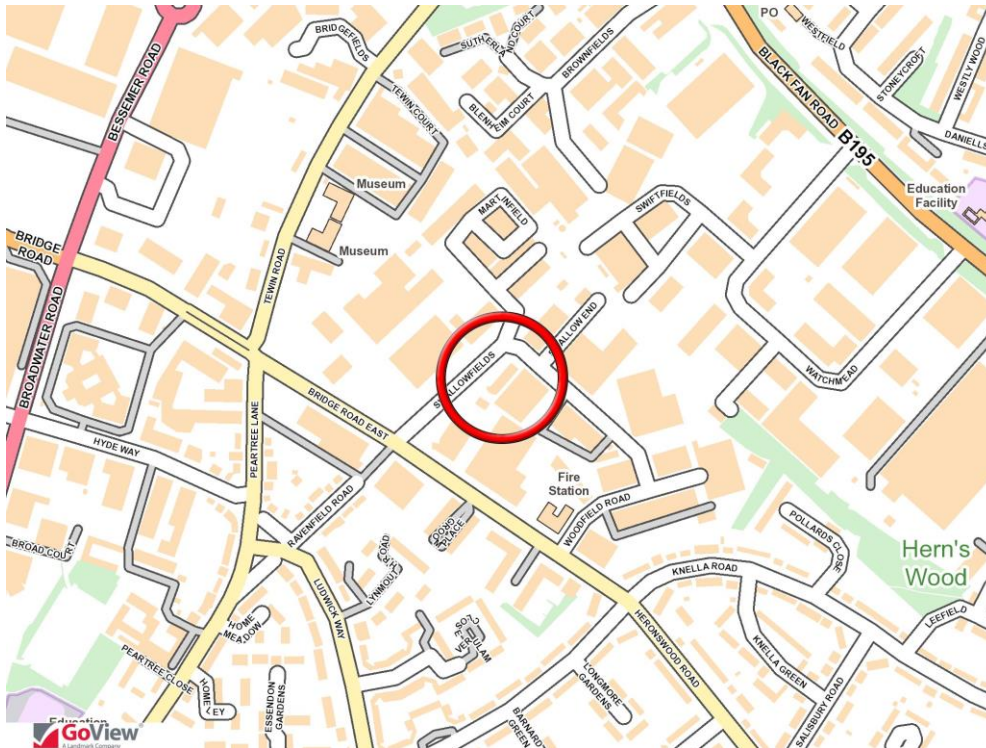
VAT

The property is elected for VAT and accordingly VAT is payable on the purchase price. However, the property may be able to be transferred as a TOGC as there is currently a lease in place.

Viewings

<p>Matthew Bowen Direct line: 01727 843232 Mobile: 07740 900825 matthew.bowen@argroup.co.uk www.argroup.co.uk</p>	<p>Anthony Woodcock Direct line: 01727 843232 Mobile: 07730 766940 anthony.woodcock@argroup.co.uk www.argroup.co.uk</p>
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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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