

Chertsey

PRIME CAR DEALERSHIP TO LET

Staines Road, Chertsey, KT16 9DA

- Purpose-built prominent dealership facility within established commercial location
- Prominent site frontage to Staines Road
- Large site area of 1.38 ha (3.41 acres) with a low site coverage of 18%
- Extensive showroom and workshop accommodation
- Recent site refurbishment to a high specification

13,256 SQ FT

ACCOMMODATION

£335,000

PASSING RENT

c.17.96 years

TERM CERTAIN



Photographs provided by Cazoo

CHERTSEY – TO LET

Accommodation	sq m	sq ft
Showroom	496.79	5,347
Workshop	369.46	3,977
Ground Floor Offices	210.53	2,266
First Floor Office	73.66	793
Ancillary	21.88	236
Dry Valet Building	59.20	637
Total GIA	1,231.52	13,256

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Edozo Mapping System and must be verified by interested parties.

Viewing

All viewings to be arranged via CBRE by appointment only.

AML / KYC

In order to comply with Anti-Money Laundering legislation the incoming tenant will be required to provide satisfactory identification documentation to the vendor and their agents.

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Tenure & Terms

The property is held Leasehold under title number SY884465.

The site is available as a fully fitted and operational facility by way of an assignment of the existing lease expiring 17th February 2042. The passing rent is £335,000 per annum.

Rateable Value

Car showroom and Premises - £380,000 (from 1st April 2023). Interested parties are advised to make their own enquiries to the Valuation Office Agency (VOA).

Planning

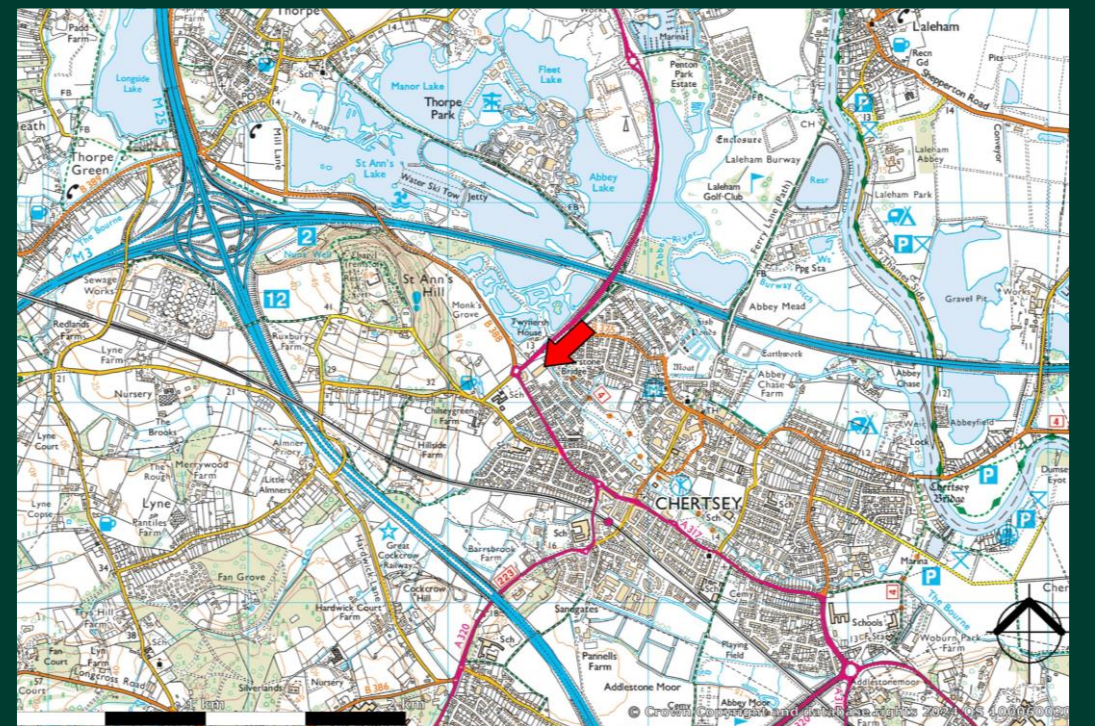
The property is within an area administrated by Runnymede Borough Council. Interested parties should make their own planning enquiries of the local authority.

EPC

- B – 44 – Showroom
- B – 45 – External Workshop
- B – 35 – External Office Building

VAT

All figures quoted are exclusive of Value Added Tax.



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