

# FOR SALE

## CAR DEALERSHIP INVESTMENT

Dorchester Mercedes  
Miller's Close, Dorchester, DT1 1SS

**11,857 sq ft (1,102 sq m)**  
**ON 0.85 ACRES (0.34 HA)**



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## Investment Summary



**Investment opportunity within the robust car dealership sector.**



**Affluent county town location.**



**Located at the gateway to a mixed commercial area with other car dealerships and a Lidl store.**



**Compact dealership comprising 11,857 sq ft (1,102 sq metres) on 0.85 acres (0.34 hectares) with a low 32% site density.**



**Let to regional Mercedes dealer group commanding an expansive and prosperous market area and enjoying a good credit rating.**



**9.9 years unexpired lease term.**



**During 2020 Mercedes were the fourth best selling car franchise in the UK with a 6.8% market share and boasting within their range the 5th best selling car in the UK (2020) – Mercedes A Class.**



**Brand profitability was recognised by Mercedes fourth place position in the Summer 2020 National Franchised Dealers Association Dealer Attitude Survey, a motor industry recognised judgement call on franchise desirability.**



**Allocated within a key employment zone and so offering potential convertibility to Industrial and or trade counter use, subject to planning.**

## Location

Dorchester is the county town of Dorset, most famously associated with the Nineteenth Century author Thomas Hardy. Situated between Poole and Bridport on the A35 Dorchester is an historic market town in the delightful Frome Valley, 8 miles (13km) north of Weymouth.

Wrapping around the town the A35 and A37 provide excellent links to Poole and Bournemouth to the East, and join the A30 to the west giving access to the south west via Exeter. The A31 to the east links with the M27 and M3, providing access in turn to the M25 and London. The town also benefits from train links from Dorchester South station to London Waterloo.

Dorchester has an affluent district population of 95,000 with 114,150 people living within a 10-mile radius, and 292,886 within a 20-mile radius. 65% of the population own their own home and 80% own one car or more.

## Situation

The property is situated fronting Miller's Close (0.6 miles north of Dorchester town centre), adjacent to Nissan and Mazda, and opposite Volkswagen. Also, in the surrounding area are a used car specialist, Brewers the decorators, and Lidl. There are further industrial premises along Miller's Close. The property is situated at the gateway to a large commercial location with visibility from the B3147 which links Dorchester to the A37.

Other car dealerships represented in the town are; BMW and MINI, Peugeot, Hyundai, Honda, and Ford.

Other dealerships in the town include:



## Description

The property is a rectangular shaped purpose-built Car dealership constructed in the 1980's, providing showroom, offices, workshop, valet bays, and first floor offices, and ancillary, along with external area for used car display parking and customer parking spaces.

## Tenancy

The property was originally let to Jacksons Bournemouth Limited, now renamed Sandown Dorset and Wiltshire Limited, for a term expiring 31st December 2030 (9.9 years unexpired). The current passing rent is £137,000 per annum (£11.55 psf), and subject to 5 yearly reviews to Market Rent.

## Tenure

Freehold.

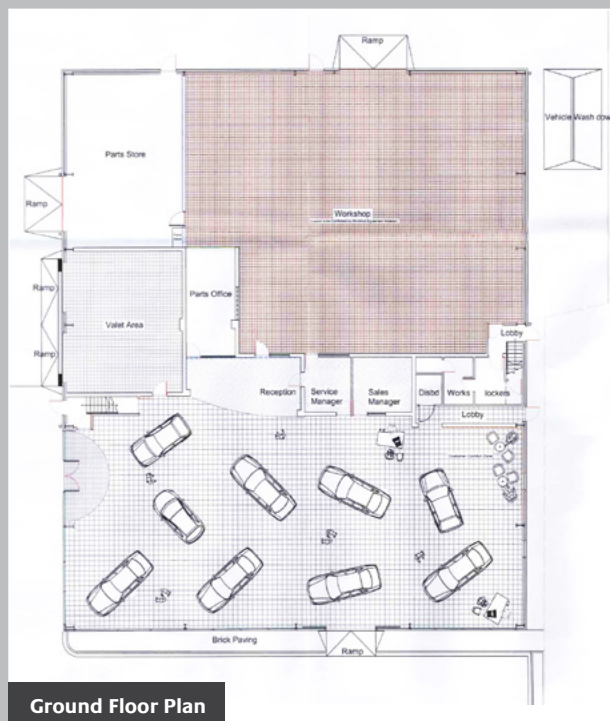
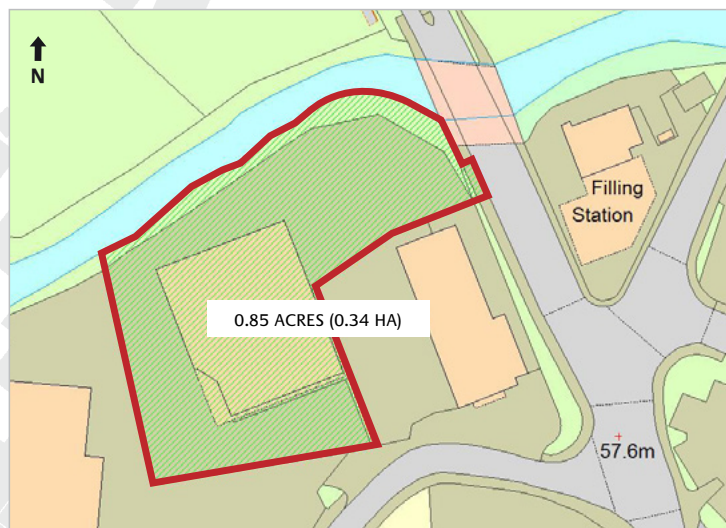


## Accommodation

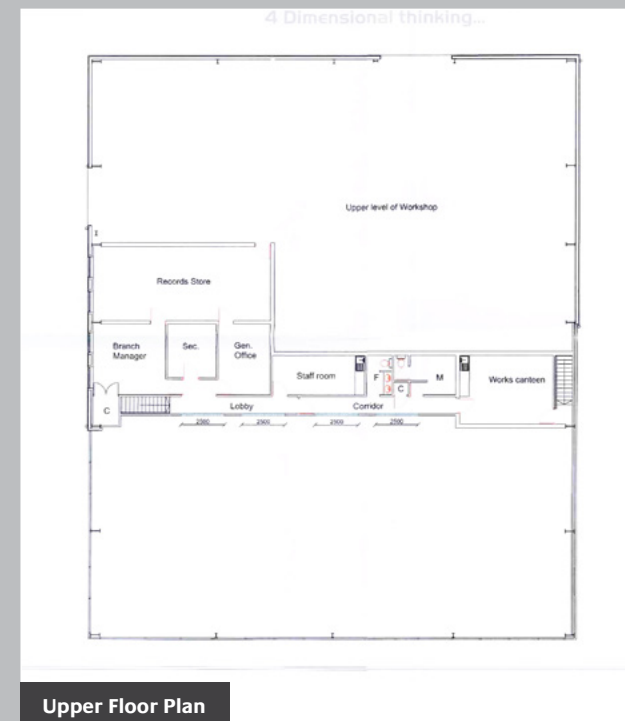
The property comprises the following approximate Gross Internal Areas:

	SQ FT	SQ M
Showroom	3,816	354.5
Ground Floor Offices	410	38.1
Workshop	3,470	322.4
Valet	623	57.9
Parts	771	71.6
Parts Mezzanine	771	71.6
Reception	299	27.8
First Floor Offices	1,696	157.6
<b>TOTAL GIA</b>	<b>11,857</b>	<b>1,102</b>
Front Display Parking		20
Rear Display Parking		8
Customer Parking		14
General Parking		36
<b>TOTAL PARKING</b>		<b>78</b>

The property sits on a site of 0.85 acres (0.34 hectares) and produces a site density of 32%.



Ground Floor Plan

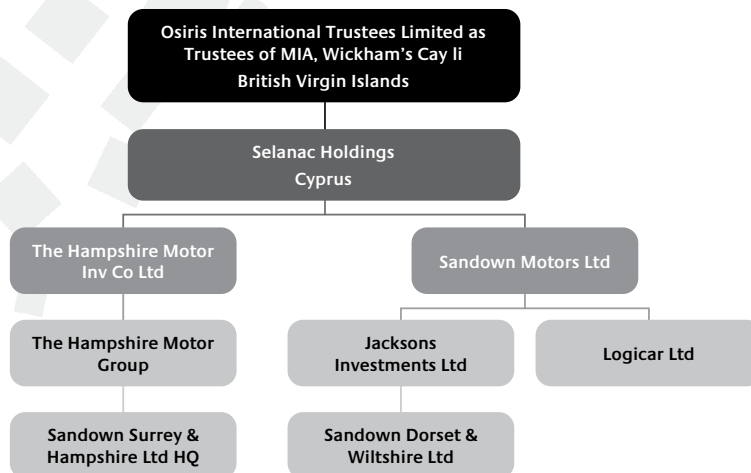


Upper Floor Plan



## Covenant

Originally let to Jackson Bournemouth Limited and now renamed Sandown Dorset and Wiltshire Limited, a subsidiary of Sandown Motors Limited, which is then a wholly owned subsidiary of Selanac Holdings Limited, a Cyprus based company, which is then believed to be wholly owned by Osiris International Trustees Limited as Trustees of MIA, Wickham's Cay Li, of the British Virgin Islands. The chart opposite is the believed corporate structure.



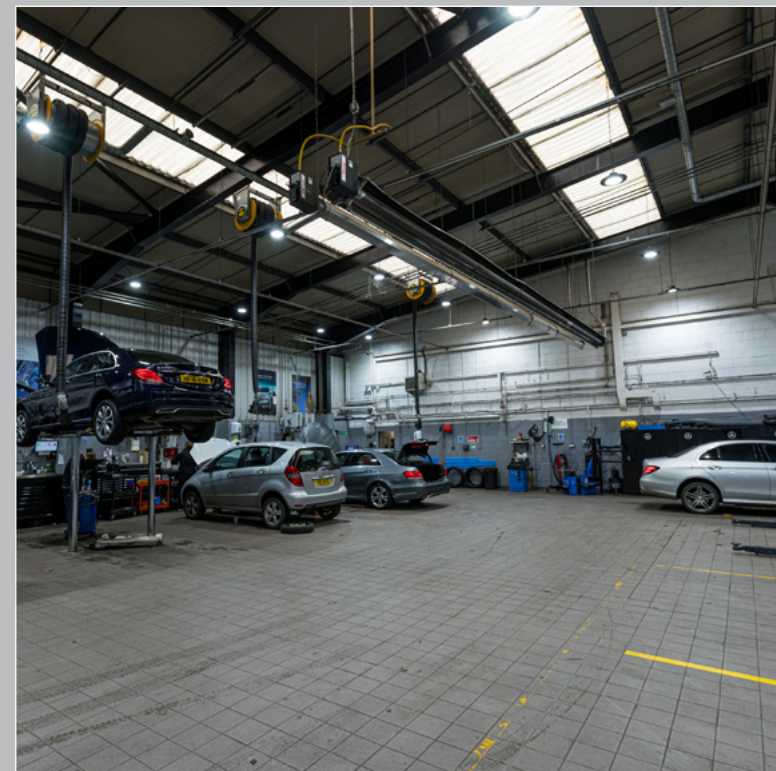
Sandown Motors limited were ranked the 59th largest UK dealer group by turnover by Automotive Management (2020). Sandown is a large south east Mercedes dealer with dealerships in; Basingstoke, Dorchester, Farnborough, Guildford, Hindhead, Poole, and Salisbury.

Sandown Dorset and Wiltshire Limited have a D&B rating of 3A2, representing a lower than average risk of business failure.

	2019	2018	2017
Turnover	£124,303,000	£128,938,000	£134,719,000
Profit before tax	£1,019,000	£480,000	£1,042,000
Tangible Net Worth	£10,300,000	£9,477,000	£9,093,000

Sandown Motors Limited have a D&B rating of 2A2, representing a lower than average risk of business failure.

	2019	2018	2017
Turnover	£259,735,000	£250,146,000	£243,946,000
Profit before tax	£476,000	£143,000	£839,000
Tangible Net Worth	£2,148,000	£1,404,000	£732,000



## Rateable Value

The property has a Rateable Value of £100,000 (wef 1st April 2017).

## EPC

The property has an EPC Rating of C(64).

## VAT

The property is elected for VAT and VAT will be chargeable on the purchase price if it is not possible to arrange this transaction by way of a transfer of going concern.

## Proposal

Offers in excess of **£2,000,000** (Two Million Pounds) are invited, equating to a Net Initial Yield of **6.50%** (Purchaser Cost of 6.8%).

## Further Information

Viewing strictly by prior arrangement. For further information please contact:



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**0203 588 7200**

**BILL BEXSON**

**07831 827 442**

**bbexson@automotive-property.com**

**EDDIE HIGHNAM**

**07733 535 952**

**ehighnam@automotive-property.com**

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March 2021

