

109 Rainsford Road
Chelmsford
Essex
CM1 2PF



FOR SALE - FREEHOLD
VACANT CAR SHOWROOM, WORKSHOP, FORECOURT & REAR YARD
POSSIBLE REDEVELOPMENT/ALTERNATIVE USE OPPORTUNITY (STP)
SITE AREA 0.554 ACRES



109 Rainsford Road, Chelmsford, Essex, CM1 2PF

A detached car showroom with workshop, forecourt sales and extensive rear yard. The existing operator is due to vacate the property in July 2023 and, as well as a continuation of the established motor trade activities, the site may be suitable for alternative uses/redevelopment (STP)

The property benefits from a prominent frontage on the southern side of Rainsford Road, a short distance from Chelmsford City Centre which has a population of circa 112,000. The surrounding area is predominantly residential in nature and the A12 (J17) is approx. 4 miles to the south-east, and Chelmsford mainline station is approx. 1 mile away.



Accommodation

The built accommodation has been measured on a Gross Internal (GIA) basis and the following approx. floor areas have been calculated:

Showroom	4,575 sq ft	(425 sq ms)
Workshop	3,283 sq ft	(305 sq ms)
Sales Forecourt	3,842 sq ft	(357 sq ms)
Rear Yard	8,611 sq ft	(800 sq ms)
Canopy	1,722sq ft	(160 sq ms)

Features

- Prominent Corner Position
- Established Motor Trade Site
- Close To Chelmsford City Centre
- Showroom, Workshop, Forecourt & Yard
- Densely Populated Residential Area
- Redevelopment/Alternative Use Potential (STP)
- Site Area 0.554 Acres
- Full Vacant Possession

Terms

The property is available for freehold purchase, with the benefit of full vacant possession.

We are instructed to seek unconditional offers in the region of **£2,600,000 (Two Million, Six Hundred Thousand Pounds)** for the freehold interest.

VAT

We are advised that the property is elected for VAT

Business Rates

The property appears on the 2023 Rating List as Car Showroom with an adopted ratable value of £96,500

Energy Performance Certificate (EPC)

The property has an expired EPC Rating of D-96, which is in the process of being updated.

Freehold Price: £2,600,000





Viewing Arrangements

Strictly via prior appointment with the sole selling agents, Dedman Gray Commercial.

For further information or to arrange a viewing contact:

Roy Horton T: 01702 311039

E: royhorton@dedmangray.co.uk

Mike Gray T: 01702 311132

E: mikegray@dedmangray.co.uk



**DEDMAN
GRAY**
COMMERCIAL

103, The Broadway, Thorpe Bay, Essex, SS1 3HQ Tel: 01702 311039 E: royhorton@dedmangray.co.uk

www.dedmangray.co.uk

Every attempt has been made to ensure accuracy; however, all measurements are approximate and for illustrative purposes only and are not to scale. The following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. D671

