



Wellesbourne Road,  
Barford, Warwick  
CV35 8DS

# MOTOR VEHICLE DEALERSHIP PREMISES

with full detailed planning permission (7 dwellings)

Situated on a 0.414 acre site



**FOR SALE  
MAY LET**

**BROMWICH**



**024 7630 8900**

[www.bromwichhardy.com](http://www.bromwichhardy.com)

# An excellent opportunity to occupy a highly visible site close to Junction 15 M40 motorway

A comprehensively modernised well established motor vehicle showroom with extensive frontage



**Internal showroom**



**Extensive frontage**  
(90 Display Spaces)



**Prominent location**



**With full detailed planning permission**  
(7 Dwellings)



**Less than 4 miles to Warwick town centre**



**Less than 1.5 miles to Jct 15 M40 motorway**

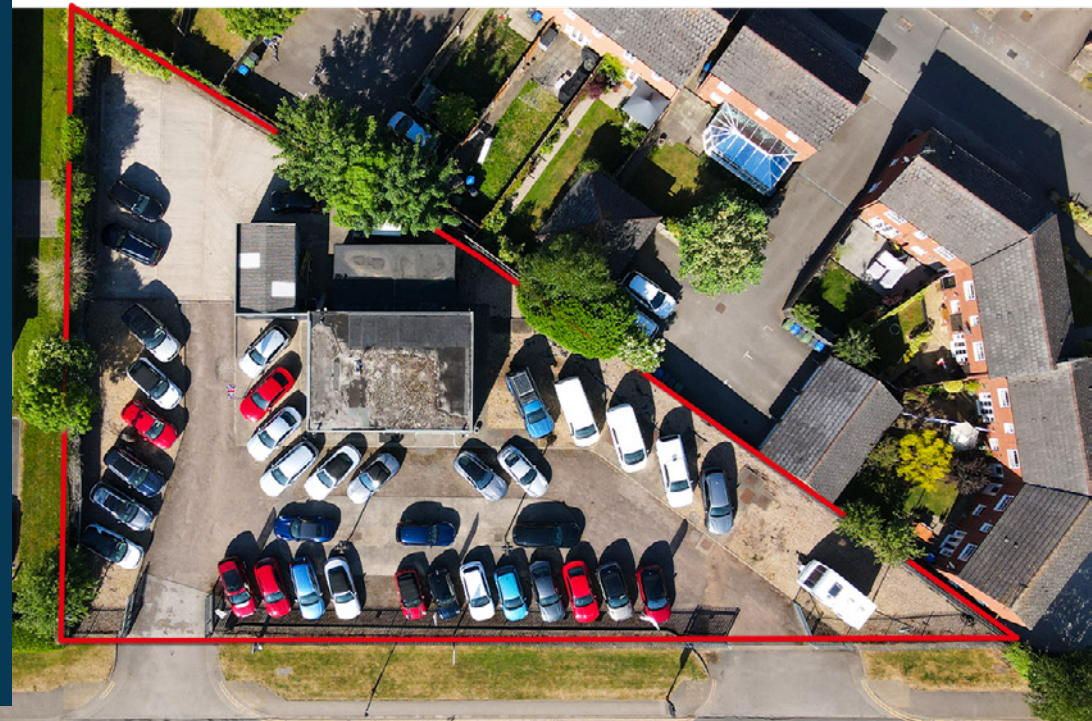
Offers invited in excess of £1,100,000

Rent: £66,000 per annum (exclusive)



The property comprises a very well established Car Retail Site with showroom and sales office as well as external display for 90 vehicles.

The property has been extensively refurbished and is securely fenced and gated



**Extensive frontage**  
(90 Display Spaces)



**Security fenced perimeter**



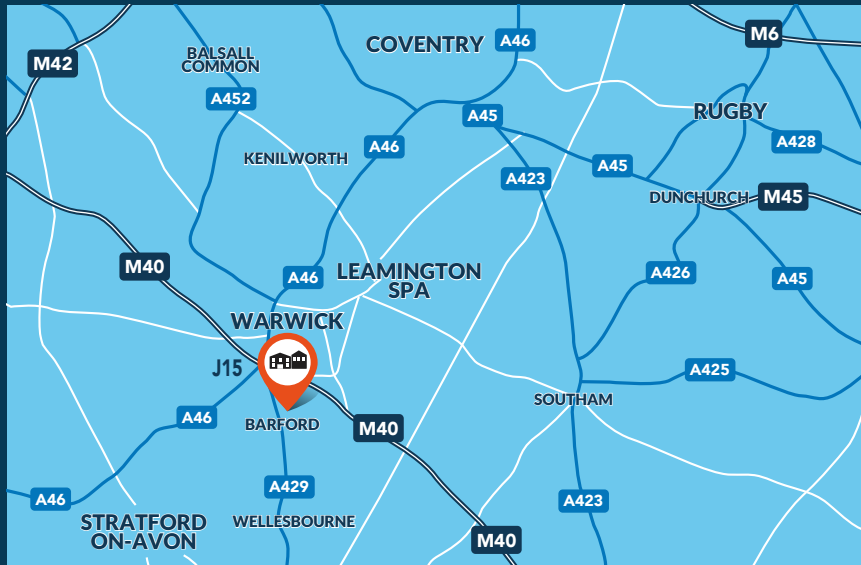
**0.414 acre site**

Situated less than 1.5 miles from Jct 15 M40 in the village of Barford, located just outside the county town of Warwick



Wellesbourne Road  
Barford  
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Coventry	14.7 miles
Leamington Spa	6.3 miles
Warwick	3.7 miles
Stratford-on-Avon	8.6 miles

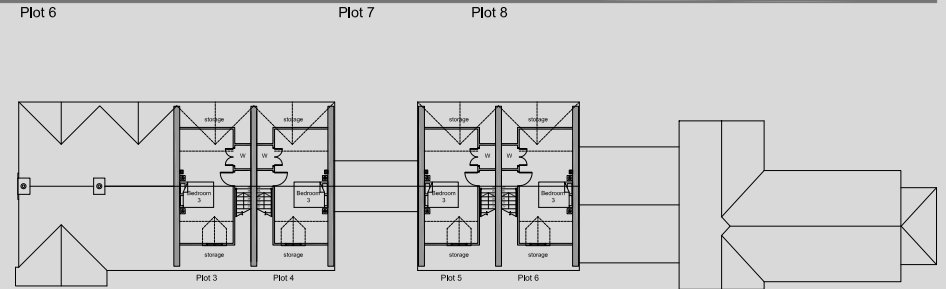


# Planning consent

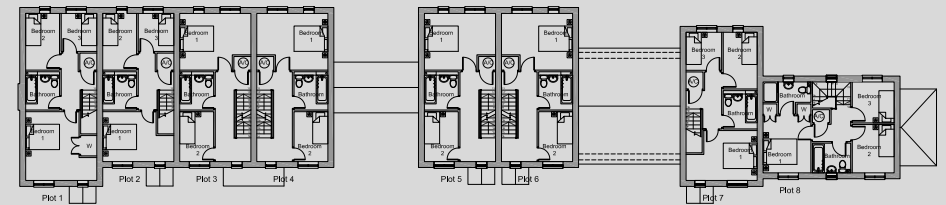
Planning consent has been granted by Warwick District Council under consent number W/17/1424. Copies of the site plan, elevations and floor plans are available through the agents.



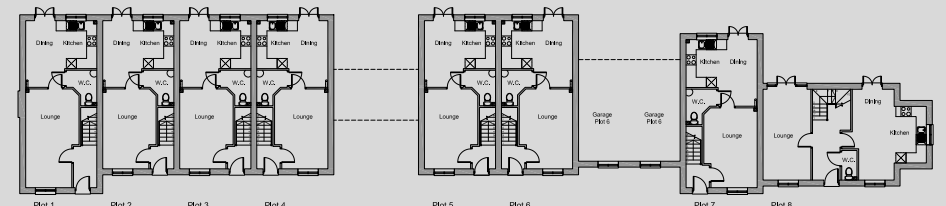
## The site benefits from planning permission for the construction of 7 dwellings



Second Floor Plan



First Floor



Ground Floor

## Further information

### EPC

The property EPC Rating is awaiting assessment.

### Tenure

Freehold.

### VAT

The property is elected for VAT and will be payable on the purchase price.

### Legal cost

Each party will be responsible for its own legal costs involved in the preparation of the lease documentation.

### Anti money laundering

In accordance with AML regulations the purchaser will need to provide information including the source of funding to complete the purchase.

## Viewing

Strictly by appointment through the sole agents.



### Tom Bromwich

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**07718 037 150**



### Mark Booth

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