

The Garage
Ladbroke
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ehB
Reeves

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Car Body Shop For Sale Freehold

- FREEHOLD PRICE £240,000
- LONG ESTABLISHED CAR BODY REPAIR WORKSHOP
- FORECOURT AND ENCLOSED YARD
- GROUND FLOOR AREA 724 SQ.FT
- MEZZANINE FLOOR AREA 348 SQ.FT
- TOTAL SITE AREA 4,000 SQ.FT
- CAR PORT AND TEMPORARY STORAGE STRUCTURE
- SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING

Interested in
this property?

Contact

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Location

The Garage, Banbury Road, Ladbroke is located in the heart of this pretty Warwickshire village. Situated just off the Southam Road (A423), approximately 2 miles south of the market town of Southam and 11 miles due north of Banbury. The location is identified on the attached location map.

The village is predominantly made up of private high quality housing and an excellent Gastro Pub, The Bell.

Description & Accommodation

The Garage comprises a detached building which was constructed of solid blockwork and clad in timber. The unit is a purpose built car body repair workshop operating within the B2 User Class category. The accommodation provides workshop space at ground floor with ancillary offices and storage space within a first floor.

The building specification includes a tiled roof, three-phase electricity, concrete floor, double door front entrance, pedestrian side entrance to reception kiosk, side loading access, WC and kitchenette facilities, fluorescent strip lighting and roof lights.

To the front of the site is a block work forecourt with timber gates leading to the rear compound where there is a lightweight carport structure along with a timber clad storage facility with a curved plastic roof structure. The rear yard is made up of stone. At the rear, a lean-to structure provides housing for two compressors.

The accommodation comprises:-

Gross ground floor area: 724 sq ft (67.29 sq.m)

Mezzanine (first floor) gross area: 348 sq ft (32.34 sq.m)

Curved structure with plastic roof and concrete slab: 394 sq ft (36.60 sq.m)

Car port: 235 sq ft (21.83 sq.m)

Overall site area: 4,000 sq ft (0.092 of an acre)

Services

A mains, 3-phase electricity supply and drainage are connected to the site. Water is a private supply by arrangement with a neighbour. Mains services are available from the main road.

Planning

The site is deemed to have a B2 (general industrial) consent due to its continued use as a car body repair workshop. Under permitted development rights, the building can be used for Class B8 (storage and distribution). It is considered that the building would be suitable for alternative uses or even redevelopment, subject to the necessary planning consents.

Tenure

The property is to be sold freehold subject to vacant possession.

Freehold Price

Offers based on £240,000 for the freehold interest with vacant possession upon completion.

Fixtures and Fittings

Certain trade fixtures and fittings may be available to purchase, subject to separate negotiation.

Rates

The rateable value for the current year is £4,350, the rates payer being entitled to 100% small business rate relief subject to their status.

EPC

TBA

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Viewing

Strictly by appointment through the sole selling agent.



