

CAR SHOWROOM

MARAZANVOSE
NR TRURO
CORNWALL
TR4 9DH

SBC
PROPERTY

01872 277397



PROMINENT FORMER CAR SHOWROOM

WELL PRESENTED SHOWROOM, WORKSHOPS, ON-SITE CAR DISPLAY FOR 100 CARS, FITTED & EQUIPPED AS A CAR DEALERSHIP/WORKSHOP, SEPARATE DETACHED WORKSHOP, SUITABLE FOR A VARIETY OF USES
SUBJECT TO PLANNING
NEW LEASE AVAILABLE
£100,000 PER ANNUM

CAR SHOWROOM, MARAZANVOSE

LOCATION

The property is situated on the A30 and offers a prominent destination on a large site. The property sits in a stand-alone location with ease of access to the A30, the principal distribution route in the county, linking Penzance to the west and Exeter and the M5 motorway network to the east.

DESCRIPTION

The property comprises a showroom with a large glazed frontage of 28.27 m fitted-out to a high specification together with detached car valeting unit and on site car display and parking for c 100 vehicles. The showroom benefits from an open plan sales areas with spotlighting, raised seating area, a number of individual meeting rooms, Manager's office and ancillary areas to the rear. To the side of the showroom are male and disabled toilets together with an external disabled access ramp leading into the showroom.

An internal staircase leads to the first floor which provides Manager's office, individual office rooms, kitchenette, toilets and mezzanine store level.

To the rear of the showroom are further offices, parts' reception (with side access) and internal doors leading through to a workshop area benefitting from full height access doors on three elevations and currently used as workshop/MOT test area.

Adjacent to the main showroom is on-site car parking and a detached car valeting workshop extending to 332.37 sq m (3,578 sq ft).

There are additional car sales spaces and staff parking, totalling approximately 80 cars on site.

The premises are vacant and fixtures and fittings associated with the former business are available by way of separate negotiation.

ACCOMMODATION Areas are approximate.

Main Sales/Showroom & Offices	394 sq m	(4,240 sq ft)
Male & Disabled Toilets		
Rear Workshop	202.45 sq m	(2,179 sq ft)
First Floor Mezzanine		
Offices, Stores & Kitchen	117.85	(1,268 sq ft)
Detached Car Valeting Unit		
Gross Internal Area	332.37 sq m	(3,578 sq ft)
Total Areas	1046.64 sq m	(11,266 sq ft)

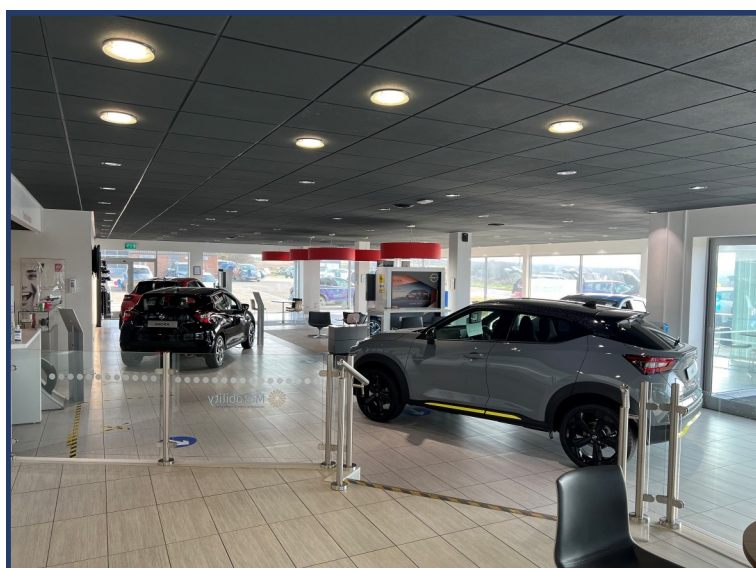
SERVICES

Mains electric and water are connected. Gas fired warm air blowers service the detached valeting unit. *(We would point out that no testing of any of the services has been carried out by the agent.)*

TENURE

A new lease is offered for the premises with effect from Summer 2022. The salient points are as follows:-

Rent	£100,000 per annum (+ VAT if applicable)
Term	10 years
Repair	Full repairing, subject to an agreed Schedule of Condition
Reviews	5-yearly, upward only
Use	The premises benefit from a sui generis use, although other uses will be considered subject to planning and landlord's consents being obtained



CAR SHOWROOM, MARAZANVOSE

EPC

The property has an Energy Performance Rating of C under Certificate Number 8741-6294-1197-8558-6083.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

BUSINESS RATES

The premises are classified for Business Rates as

Car Showroom and Premises £77,500 (2017 list)



SBC Property
Daniell House
Falmouth Road
Truro
Cornwall
TR1 2HX

FAO: Carl Jenkin
TEL: 01872 277397
EMAIL: carl@sbcproperty.com

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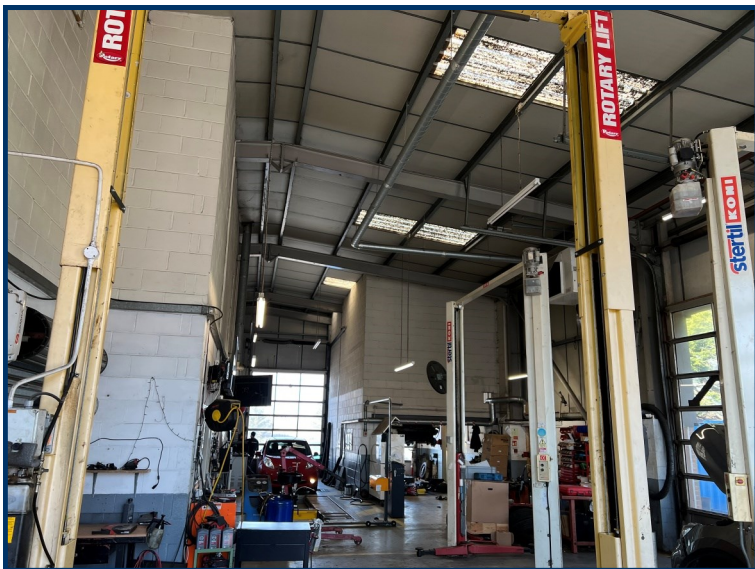
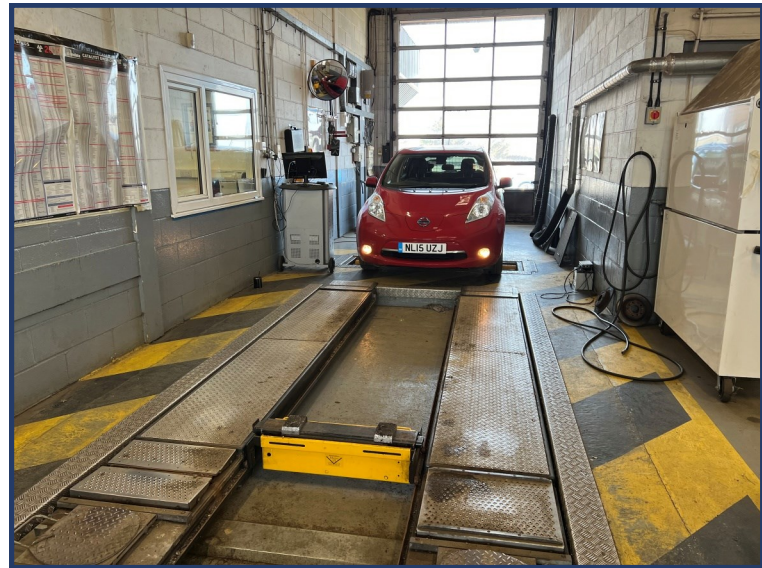
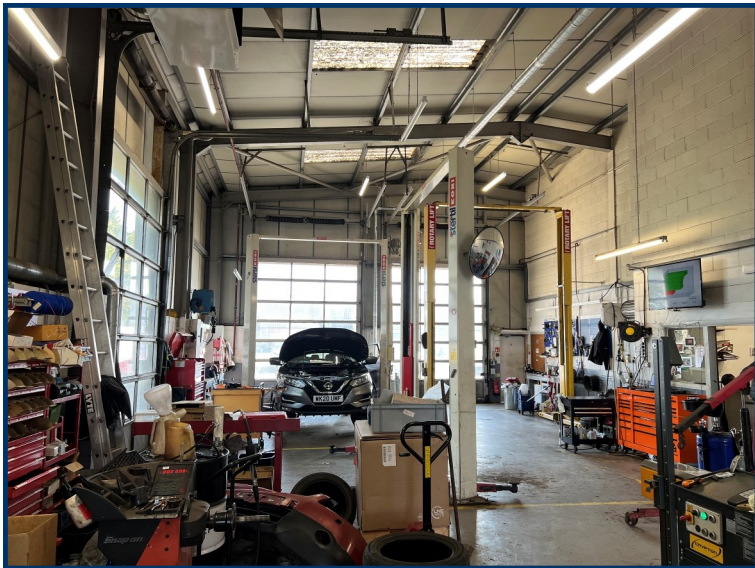
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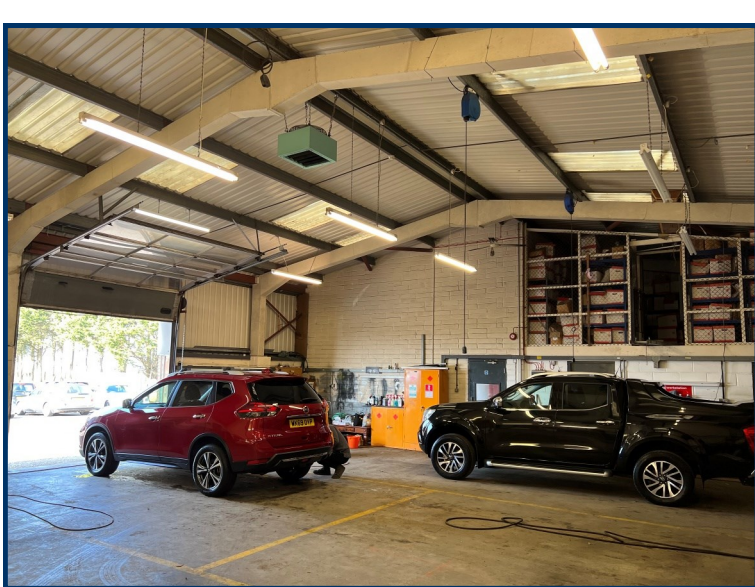
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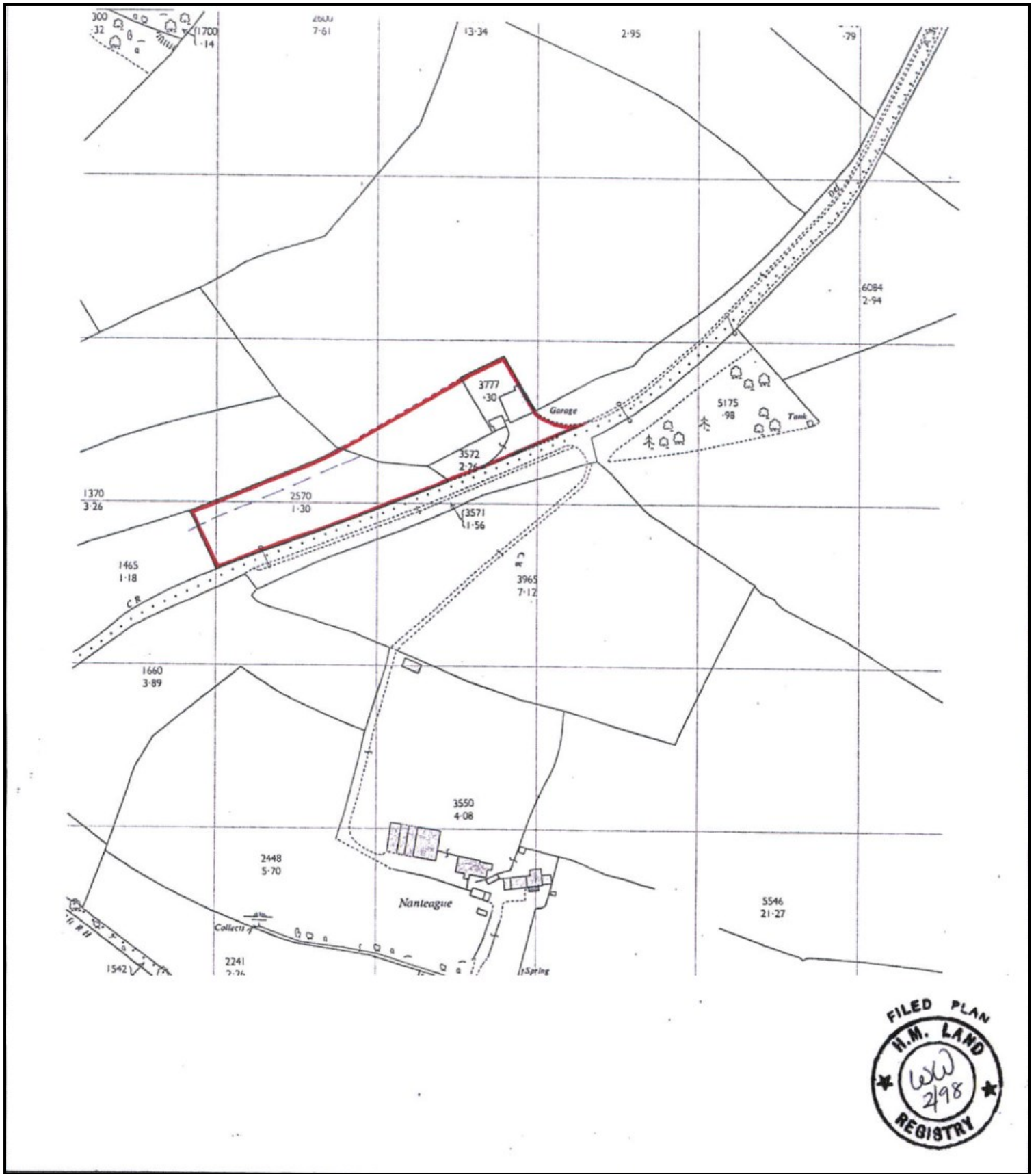
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LANDMARK INFORMATION

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Plotted Scale - 1:2250. Paper Size - A4

SBC Property
Daniell House
Falmouth Road
Truro
Cornwall
TR1 2HX

FAO: Carl Jenkin
TEL: 01872 277397
EMAIL: carl@sbcproperty.com

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