

DUE TO RELOCATION OF DEALERSHIP

FOR SALE FREEHOLD

BUSY ROADSIDE SITE COMPRISING 35,000 SQ FT OF SHOWROOM, WORKSHOPS, INDUSTRIAL AND OFFICE BUILDINGS – IDEAL OPPORTUNITY FOR OWNER OCCUPIER OR REDEVELOPMENT

Lambert
Smith
Hampton



2.74 ACRES (1.11 HECTARES)

NEWGATE LANE FAREHAM PO14 1AL

LOCATION

The property is situated two miles south of Fareham Town Centre on the east side of Newgate Lane (B3385) a busy traffic route leading to retail parks/local industrial estates, HMS Collingwood naval base and beyond to the Lee on Solent/Gosport peninsular.

There is significant commercial activity in the immediate area with a wide range of retailers, food supermarkets, food drive thru's, trade counter users and local and national occupiers in manufacturing/logistics, and nearby occupiers include ASDA supermarket and petrol station, Hendy Ford, Homebase, McDonalds, Lidl, Costa, Wickes, Matalan, Screwfix, Howdens etc.

DESCRIPTION

Having traded successfully for many years as a multi franchise car dealership, the business is relocating in 2023 to a new purpose built showroom and workshops when the property will become available.

The site is effectively in two parts, firstly the front detached showroom and workshop building with first floor offices and car sales display which benefits from extensive frontage and prominence to Newgate Lane. Secondly to the rear are two semi-detached industrial / warehouse units with yard and parking, separated by a shared service road (within the subject property ownership) giving access to the adjacent Enterprise Centre.



ACCOMMODATION

The existing buildings consist of the following approximate floor areas:

Gross Internal Areas	Sq Ft	Sq M
Front Ground Floor Showroom/Workshops	15,116	1,404.30
First Floor Offices	3,190	296.40
FRONT PART TOTAL	18,306	1,700.70
Rear Industrial Unit inc Mezzanine Stores	8,772	705.20
Rear Warehouse Unit inc GF Offices	7,996	664.60
TOTAL FLOOR AREA	35,074	3,258.50

In total the Gross Site Area is some 2.74 acres (1.11 Hectares) this includes the shared, service roads to the rear and side of the rear unit, so in terms of redevelopment, the total Net Site Area is approximately 2.3 acres (0.93 Hectares) – the front site being some 1.47 acres and the rear site including the rear units is some 0.84 acres.



THE OPPORTUNITY

The property is marketed as a whole, or alternatively our clients will consider sub division and a sale of the front and rear sections separately.

There is a clear opportunity for a motor trade or retail operator to take advantage of the premises prominent successful trading location, established over many years.

We also recognise there is significant potential to attract alternative commercial uses and redevelop this roadside site subject to planning - for example, food and non-food roadside operators, self-storage, trade and builders merchants / or a specific destination use etc.

TENURE

The site is held freehold and vacant possession will be granted on completion of a sale. In order that bids can be evaluated in terms of the level of offer, any conditions and a proposed timescale, we may choose to conduct an informal tender to invite proposals from interested parties – date to be confirmed.

EPC

The Energy Performance Asset Rating is C61.

RATEABLE VALUE

The property is assessed as follows:

Car Showroom & Premises	RV - £200,000
Unit 4 Workshop & Premises	RV - £39,750
Unit 6 Workshop & Premises	RV – £36,250
Management Suite Offices	RV - £4,850

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Price on application – we understand the property is elected for VAT.

VIEWING AND FURTHER INFORMATION

As the business will continue trading until relocation in 2023, any viewing must strictly be by prior appointment with the sole agents.

The logo for Lambert Smith Hampton, featuring the company name in white text on a red rectangular background.

Elise Evans
07703 393120
eevans@lsh.co.uk

George Cook
07596 578707
gcook@lsh.co.uk

DISCLAIMER: The Vendors and its agents hereby give notice that to the extent permitted by law (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but their accuracy is not guaranteed and any intending purchaser, lessee, mortgagee or other interested person should not rely on them as statements or representations of fact and must satisfy themselves by inspection, enquiries or otherwise as to the correctness of each of them. (iii) no person in the employment of the Vendors or its agents has the authority to make or give any representation of warranty whatever in relation to this property. Subject to Contract and exclusive of VAT. LSH 2022