

HIGHLY SPECIFIED CAR DEALERSHIP

FOR SALE / TO LET

Vauxhall Kendal, 31 Mintsfeet Road LA9 6NN



EXECUTIVE SUMMARY

- **Self-contained** and **highly specified** car dealership facility previously serving the Vauxhall marque.
- **Extremely prominent** and **accessible** location fronting Mintsfeet Road.
- Located within **Mintsfeet Industrial Estate**, a well-established mixed use commercial area.
- **13,182 sq ft** on **0.7 acre**, providing a low site coverage of approximately 41%.
- Accommodation comprises of an **extremely well-presented showroom** alongside offices, a **large workshop**, parts storage and ancillary space.
- Attractive **freehold** title.
- Available immediately.
- Potential for a **range of alternative uses** (subject to planning).
- Our client is considering offers on either a **freehold or leasehold** basis (subject to covenant and lease terms).



LOCATION

Kendal is a market town within the ceremonial county of Cumbria. The population of Kendal has increased to 29,539 at the time of the 2021 census and is therefore the second largest town in the Westmorland and Furness region.

The town benefits from excellent transport links with Junction 37 of the M6 being approximately 6.5 miles to the east whilst the A6 and A591 run through the town providing excellent connectivity to the wider Lake District region.

The subject property is situated in a highly accessible location within Mintsfeet Industrial Estate a well-established mixed use commercial area to the north of the town. Neighbouring occupiers including Cumbria Suzuki, Screwfix, JT Atkinson, Toolstation and Enterprise.

The property is situated fronting Mintsfeet Road which is accessed via Shap Road, the main arterial route through the town.



DESCRIPTION

The property comprises of a well-established car dealership facility extending to approximately 1,223.9 sq m (13,182 sq ft) previously trading with the benefit of the Vauxhall franchise.

The showroom is extremely well presented throughout providing extensive glazing fronting Mintsfeet Road, tiled flooring, painted plastered walls and inset lighting with the capacity to display up to three vehicles. Beyond the showroom, the property provides office, workshop and parts storage accommodation. The workshop is extensive providing 11 vehicle ramps with excess space utilised for vehicle preparation. The first floor provides further office accommodation alongside storage space.

Externally the site is laid to hardstanding which provides an overall capacity of 55 vehicles spaces for display, customer parking and vehicle storage. To the southern boundary is a wet valet facility.

ACCOMMODATION

Floor	Description	SQM	SQFT
Ground	Showroom	189.7	2,043
	Office	55.4	597
	Workshop	708.9	7,631
	Parts	62.6	674
	Workshop Ancillary	33.4	360
	Open Valet	42.5	458
		1,092.5	11,763
First	Offices	72.4	780
	Ancillary	13.6	147
	Mezzanine	45.6	492
		131.4	1,419
Overall		1223.9	13,182
External	Display	17	Spaces
	Customer	8	Spaces
	Storage	30	Spaces
		55	Spaces



SITE AREA

The site extends to approximately 0.7 acre (0.2 hectare) providing a low site coverage of approximately 41%.

TITLE

Freehold.

EPC

Available on Request.

VAT

The property is subject to an option to tax and VAT will be payable upon rent.

PROPOSAL

The property is available on a leasehold basis (subject to lease terms and covenant). Our Client may also consider freehold offers.

CONTACT

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