

MODERN CAR SHOWROOM TO LET

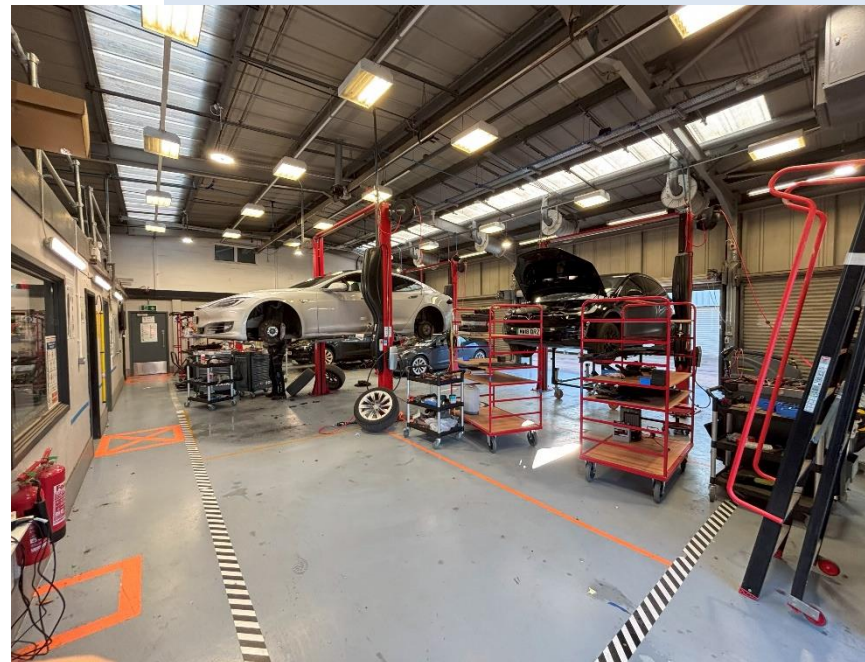


TESLA
Birmingham Road, Stratford-upon-Avon CV37 0HR



EXECUTIVE SUMMARY

- Modern purpose-built car dealership facility currently trading under the illustrious Tesla branding and is therefore fitted to an extremely high specification.
- Accommodation comprises a well-presented showroom alongside offices and a large workshop, parts storage, valeting bays and ancillary space.
- Highly prominent and accessible location fronting the Birmingham Road (A3400), benefitting from in excess of 15,000 daily vehicle movements.
- Established mixed commercial location, situated at the entrance to Avenue Farm Industrial Estate and within close proximity to Maybird Shopping Park.
- High profile surrounding occupiers including Hyundai, ALDI, Travelodge and Tesco.
- Two buildings, each providing high quality showroom and workshop accommodation, totalling 1,227.2 sq m (13,208 sq ft) on a site of 1.05 acres.
- To Let – The property is available by way of an assignment of the existing lease.



13,209 SQ FT
1.05 acres



To Let



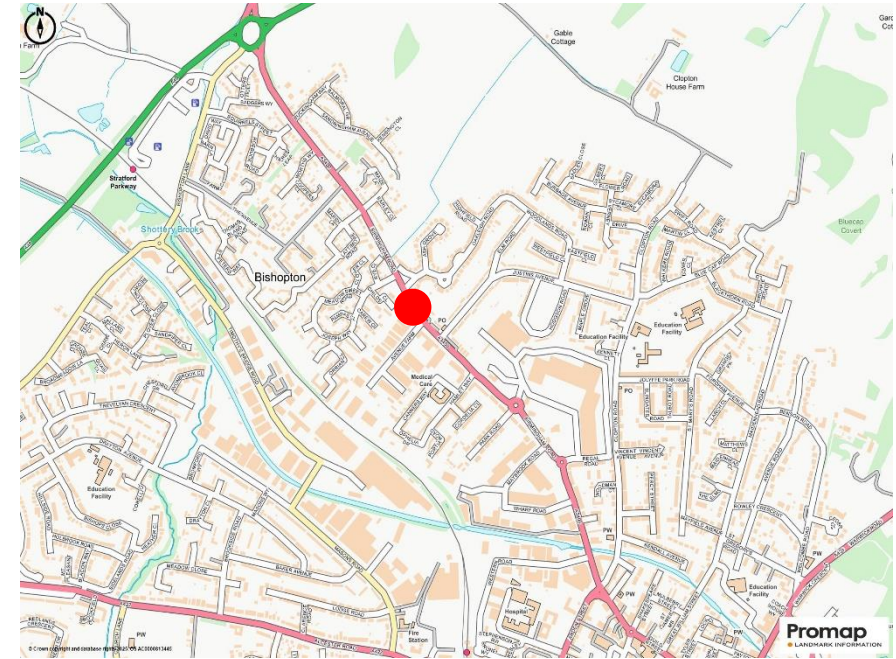
**Details on
Application**

LOCATION

Stratford-upon-Avon is a highly affluent market town within the county of Warwickshire. The town is very well connected, with the A46 providing access to Junction 15 of the M40 to the east. Royal Leamington Spa is 12 miles to the northeast, Worcester is 25 miles to the west and Birmingham is 30 miles to the northwest.

The property is situated in a highly prominent location, fronting the A3400 Birmingham Road, approximately one mile to the northwest of the town centre. From an automotive retailing perspective, the majority of brands are present in the town, denoting Stratford as a key point of representation.

The dealership occupies a prime position fronting Birmingham Road. The immediate surrounds are mixed in nature, with an abundance of residential opposite whilst the newly refurbished Hyundai, ALDI, Travelodge, Tesco and Maybird Shopping Park are all located in the vicinity.



DESCRIPTION

The property comprises a modern, well-presented car dealership, arranged with two separate but adjoining buildings, each offering showroom and workshop accommodation.

The main building, situated fronting Birmingham Road, provides showroom accommodation to the front with workshop and storage accommodation to the rear. The showroom element is fitted to a high specification in line with the premium Tesla branding and can accommodate up to nine vehicles.

The building to the rear provides workshop and ancillary accommodation, along with a further showroom and which could serve a second franchise or act as a dedicated used car showroom.

The external areas are predominantly tarmac surfaced and provides vehicle display spaces fronting Birmingham Road.



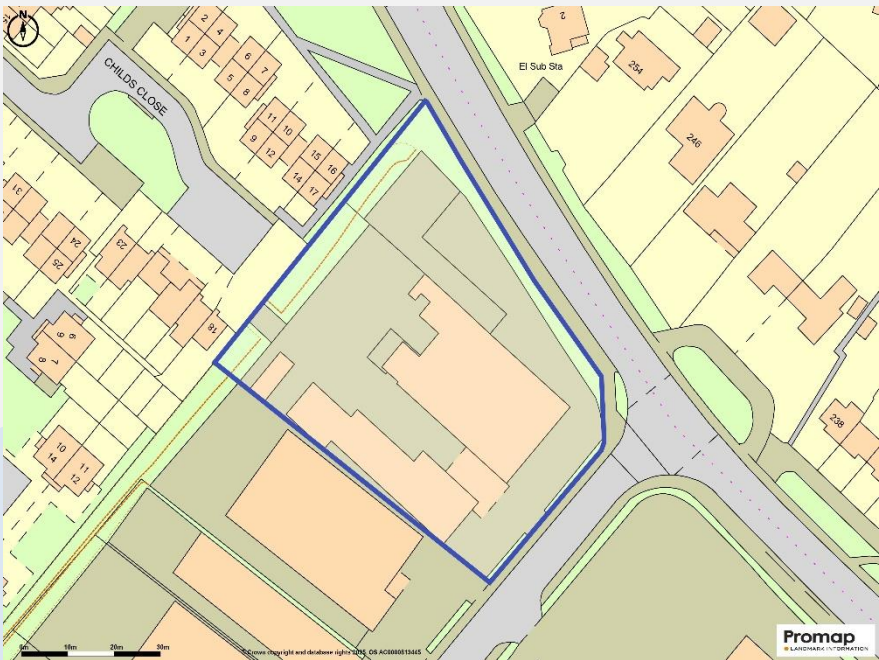
SITE AREA

The site extends to approximately 1.05 acres (0.42 hectare) providing a very low site coverage of approximately 26%. There is capacity for the display, storage and parking of approximately 64 vehicles.

ACCOMMODATION

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th edition) and has the following floor areas:

Floor	Description	SQM	SQFT
Ground			
Main Building	Showroom	246.4	2,652
	Offices	70.0	753
	Workshop	242.9	2,615
	Parts	95.4	1,027
	Ancillary	25.0	269
Second Building	Showroom / Reception	101.0	1,087
	Offices	55.0	592
	Workshop	141.9	1,527
	Valet Building	80.0	861
Sub-total		1,057.6	11,383
First			
Main Building	Offices	61.3	660
	Ancillary	29.2	314
Second Building	Ancillary	79.1	851
Sub-total		169.6	1,825
Total		1,227.2	13,208





EPC

Available on request.

RATEABLE VALUE

The buildings as assessed per the 2023 list (please note this does not represent the rates payable):

Tesla Stratford-upon-Avon: £129,000

VAT

VAT may be payable at the prevailing rate.

PLANNING

Alternative uses to be considered (subject to planning).

PROPOSAL

The property is available by way of an assignment of the existing lease expiring February 2033. The lease is subject to a tenant only break option in February 2029.

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[Particulars dated [January 2025]. Photographs and videos dated [January 2025].

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