

Highly Prominent Car Showroom **TO LET**



50 Almond Road, Leicester LE2 7LP
13,937 sq ft (1,294.8 sq m) on 0.69 acre.





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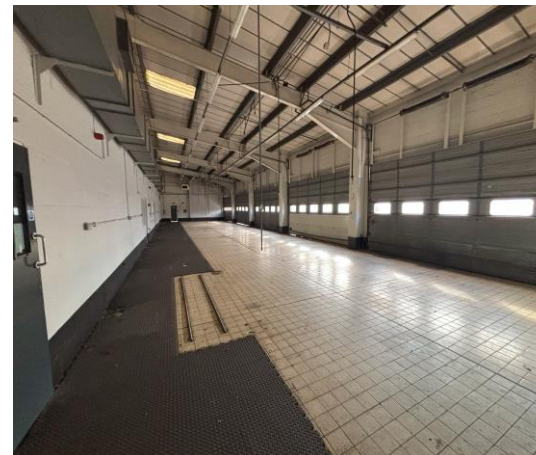


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EXECUTIVE SUMMARY:

- Modern, highly prominent car dealership previously trading with the illustrious Volvo franchise.
- Prime commercial location with McDonalds, Morrisons, Odeon, Nando's and Mecca Bingo neighbouring the property.
- Leicester is considered a highly sought-after location for automotive retailing.
- The location is prime for automotive retail with Toyota, Ford, Vauxhall, MG, Renault, Hyundai and Cupra all situated nearby.
- Extensive frontage to Almond Road (A594).
- Extremely well-presented throughout, providing high quality showroom, offices and workshop accommodation extending to 13,937 sqft (1,294.8 sqm).
- Generous site of 0.69 acre, with capacity for the display and storage of approximately 60 vehicles.
- Available immediately.
- To let – We are instructed to seek offers for the existing leasehold interest.



LOCATION

The property occupies an extremely prominent position fronting Almond Road (A594) in the East Midlands city of Leicester. The site is situated in a prime commercial location with neighbouring national occupiers including McDonalds, Morrisons, Odeon, Nando's and Mecca Bingo.

Leicester is considered a key point of automotive representation with the vast majority of brands being present. Toyota, Ford, Vauxhall, MG, Renault, Hyundai and Cupra are all situated nearby.

SITE AREA

The site extends to approximately 0.69 acre.



DESCRIPTION

The property comprises a modern and highly specified car dealership, having previously traded with the Volvo franchise.

The property benefits from extensive glazing to showroom areas, with office accommodation, parts storage and a 5-bay workshop to the rear. The first floor provides staff accommodation and parts storage. There is a separate wash bay to the southern boundary.

External areas are utilised for vehicle display and storage purposes, accommodating a total of approximately 60 vehicles.

ACCOMMODATION

Area	Sq Ft	Sq M
Showroom	5,755	534.7
Offices	1,880	174.6
Workshop	3,215	298.7
Parts	1,310	121.7
Ancillary	374	34.7
Valet	386	35.8
First Floor Staff	247	23.0
Mezzanine	770	71.6
Total	13,937	1,294.8



TERMS

The property is available by way of an assignment of the existing lease. The property is let at a low passing rent of £160,000 per annum, expiring February 2040. There is a tenant-only break option in February 2035. Further details are available on request.

BUSINESS RATES

We recommend interested parties make their own enquiries to the local authority.

EPC

The Energy Performance Certificate rating is C (69).

VAT

Rents quoted are exclusive of VAT.

LEGAL COSTS

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

VIEWING / FURTHER INFORMATION

Strictly by appointment with the sole agent, Knight Frank.

Contact



For further information, or to arrange a viewing, please contact the Knight Frank Automotive Team:

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Anti-Money Laundering

A successful bidder will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

Date of Details: March 2025

Date of Photographs: March 2025

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