

TO LET HIGHLY SPECIFIED CAR DEALERSHIP

DUE TO RELOCATION



280-284 New Road, Ferndown, Bournemouth, BH22 8ER

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CONTACT

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EXECUTIVE SUMMARY

- Available from mid-2021 due to relocation
- Modern, highly specified car dealership facility
- Prominent location fronting A347 New Road
- Affluent demographic
- 14,242 sq ft on a site of 0.96 acre
- Potential for a range of alternative uses (subject to planning)
- To Let - Available by way of sub-letting / assignment - the property is let to Inchcape by way of two separate leases expiring October 2027 with a total passing rent of £321,198 per annum.
- Alternatively, the Landlord may be willing to grant a new lease on terms to be negotiated.



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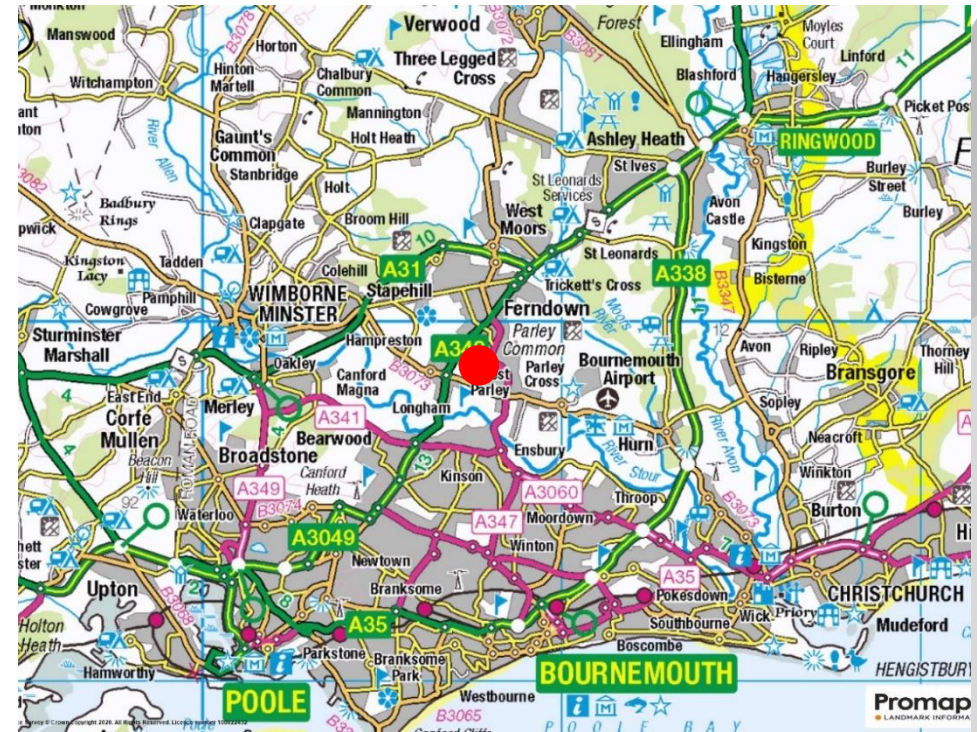
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LOCATION

Ferndown comprises a large and affluent town within East Dorset, approximately 7 miles north of Bournemouth town centre and 10 miles north-east of Poole.

The property is located to the south-east of the town centre, occupying a prominent corner plot fronting A347 New Road, at its junction with Dudsbury Road, which provides access to the town centre and wider road network in the north, and Bournemouth to the south.

The immediate surrounds are primarily of residential nature, in the form of dwellings, apartments and retirement living.



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DESCRIPTION

The property comprises a modern car dealership currently trading under the prestigious Porsche brand, and as such, the premises are extremely well-presented and highly specified. The property is of steel portal frame construction, with over clad block elevations and extensive glazing to the showroom elevations.

The showroom area is fitted to a high standard and has the capacity to display ten cars. Ancillary showroom accommodation includes one handover bay, offices, customer lounge and WC facilities with additional office accommodation and staff welfare accommodation provided at first floor.

To the rear of the showroom accommodation, the property provides an eight bay workshop as well as parts stores and valeting facilities.

Externally, tarmacadam surfaced parking areas are to the front and side of the property, providing space for a total of c.90 vehicles.



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ACCOMMODATION

DESCRIPTION	SQ M	SQ FT
Showroom, Office and Ancillary	406.9	4,381
Parts/Workshop Offices	70.7	761
Workshop	477.1	5,135
Workshop Stores	64.7	697
Valet	79.0	850
First Floor Offices/Ancillary	172.9	1,861
Parts Mezzanine	51.7	557
Total	1,323	14,242

Display	35	Spaces
Customer Parking	10	Spaces
Storage	15	Spaces
Additional Vehicle Storage	30	Spaces
	90	Spaces



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FURTHER INFORMATION

Rateable Value

Car Showroom and premises - £180,000. Interested parties are advised to contact the relevant billing authority to discuss rates payable.

Planning

The location is in an area administered by Dorset Council. We recommend that interested parties make their own enquiries to the Council regarding any potential change of use.

EPC

An EPC certificate is currently being prepared.

Terms

The property is available to lease by way of a sub-letting or assignment of the existing leases, which expire October 2027, subject to a tenant break option in 2022. Alternatively, the Landlord may be willing to grant a new single lease across the site on terms to be negotiated.

Site Area

The site has an area of 0.96 acre, with a low site coverage of 28%.



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[Particulars dated [December 2020]. Photographs and videos dated [August 2020].]

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