

# FennWright<sup>®</sup>

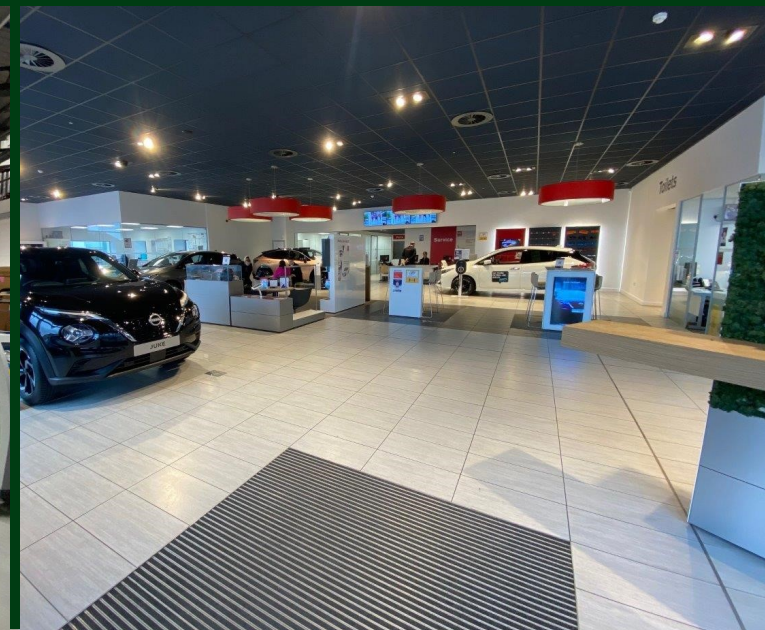
Glyn Hopkin Nissan  
Wimpole Road  
Colchester  
Essex  
CO1 2GN

## TO LET

PROMINENT & ESTABLISHED MAIN  
DEALER CAR SALES SITE

AVAILABLE DUE TO  
RELOCATION IN COLCHESTER

- Approx. 12,072 Sq. Ft. (1,121.5 Sq. M)
- Approx. 20/25 Display Parking Bays
- 19 Customer & 24 Storage Parking Bays
- Adjacent to Renault & Dacia Dealerships
- Easy Access to A12/A120 Link Roads
- Suitable for Various Uses (STP)





## Location

The premises are situated in a prominent position fronting Wimpole Road near to the junction of Brook Street, Barrack Street and Magdalen Street. Access to the A12/A120 interchange is approximately 3.5 miles distant, providing excellent access to the national motorway network, Stansted Airport, and the east coast ports of Harwich and Felixstowe. Colchester city centre and main line railway station (London Liverpool Street approx. 55 mins) are approximately 1 mile distant. Located adjacent are Renault and Dacia Dealerships with a CO-OP also next door. Lookers Ford Dealership and Aldi are approximately 0.4 miles distant.

## Description

The premises comprise a modern showroom premises (fitted in 2015) which benefits from various glazed partition offices, customer and staff WC's, and a staff kitchen. There is capacity for at least 10+ vehicles to be on display.

To the rear/side is a parts store and counter and to the rear is a large workshop. The workshop features seven ramped vehicle bays, including a ramped tyre fitting bay, along with one class 4 MOT bay. A loading door of approx. 3.4m wide by 3.3m high provides access. The workshop benefits from its own WC and canteen facilities.

Externally, the site is fully surfaced and provides for vehicle display parking (approx. 20-25 spaces), customer parking (19 including 3 EV bays and 1 disabled bay), and storage for a further 24 vehicles.

Note: Fixtures & fittings are available by separate negotiation.

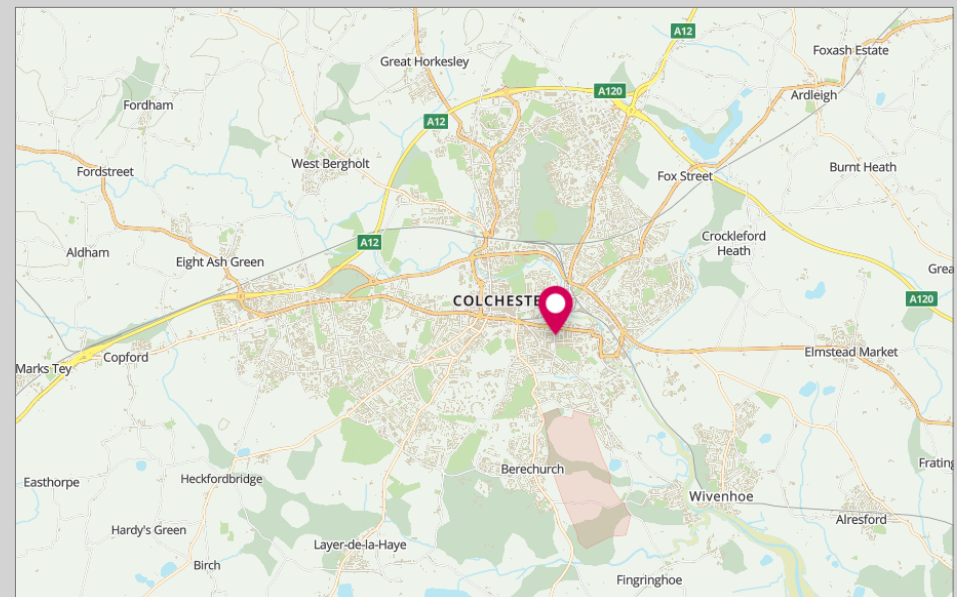
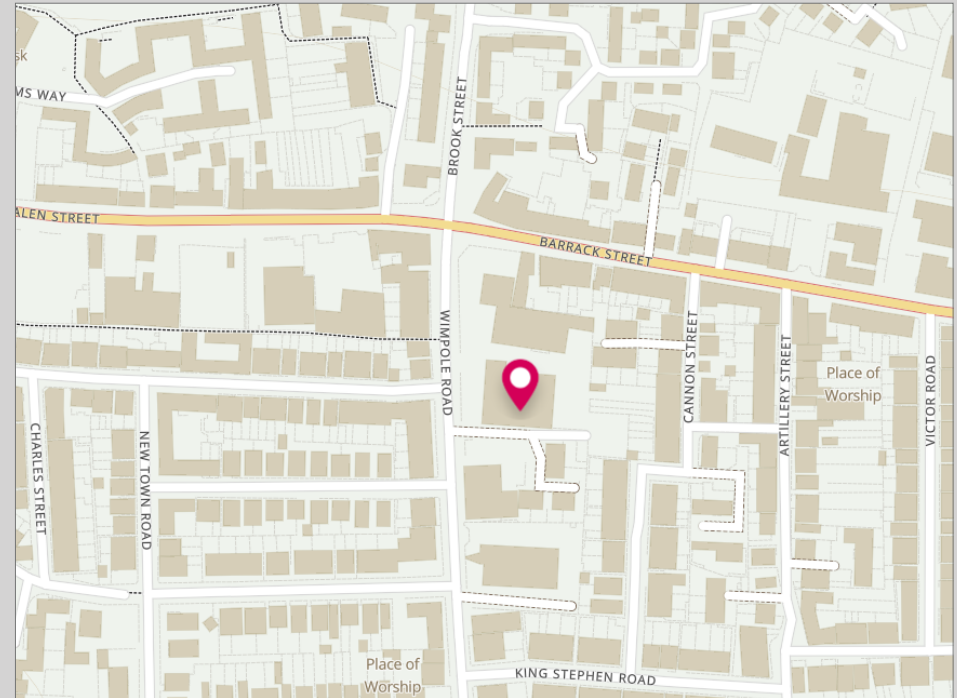
## Accommodation

We have measured the premises and calculate the approximate Gross Internal Area as follows:

Showroom, Ancillary Offices & Facilities	6,117 sq ft	(568.3 sq m)
Parts Store and Parts Office	987 sq ft	(91.7 sq m)
Workshop & Ancillary Facilities	4,968 sq ft	(461.5 sq m)
<b>Total</b>	<b>12,072 sq ft</b>	<b>(1,121.5 sq m)</b>

## Site Area

We have been advised that the site totals approximately 0.66 acres (0.27 hectares). We recommend that interested parties undertake their own survey.



## Terms

The premises are available to let either by way of a new sub lease with terms to be agreed or an assignment of the existing lease. The existing lease is to expire December 2035 at a current passing rent of £70,000 per annum plus VAT, payable quarterly in advance.

Further information is available upon request.

## Service Charge

We are advised that there is no service charge applicable.

## Buildings Insurance

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant.

## Business Rates

We have been informed that the rateable value is £80,500. We therefore estimate that the rates payable are likely to be in the region of £41,200 per annum.

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

## VAT

We are advised that VAT is applicable. All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

## Energy Performance Certificate (EPC)

We have been advised that the premises fall within class B (37) of the energy performance assessment scale.

A full copy of the EPC assessment and recommendation report is available from our office upon request.

## Local Authority

Colchester Borough Council  
<https://www.colchester.gov.uk/>





## Viewing

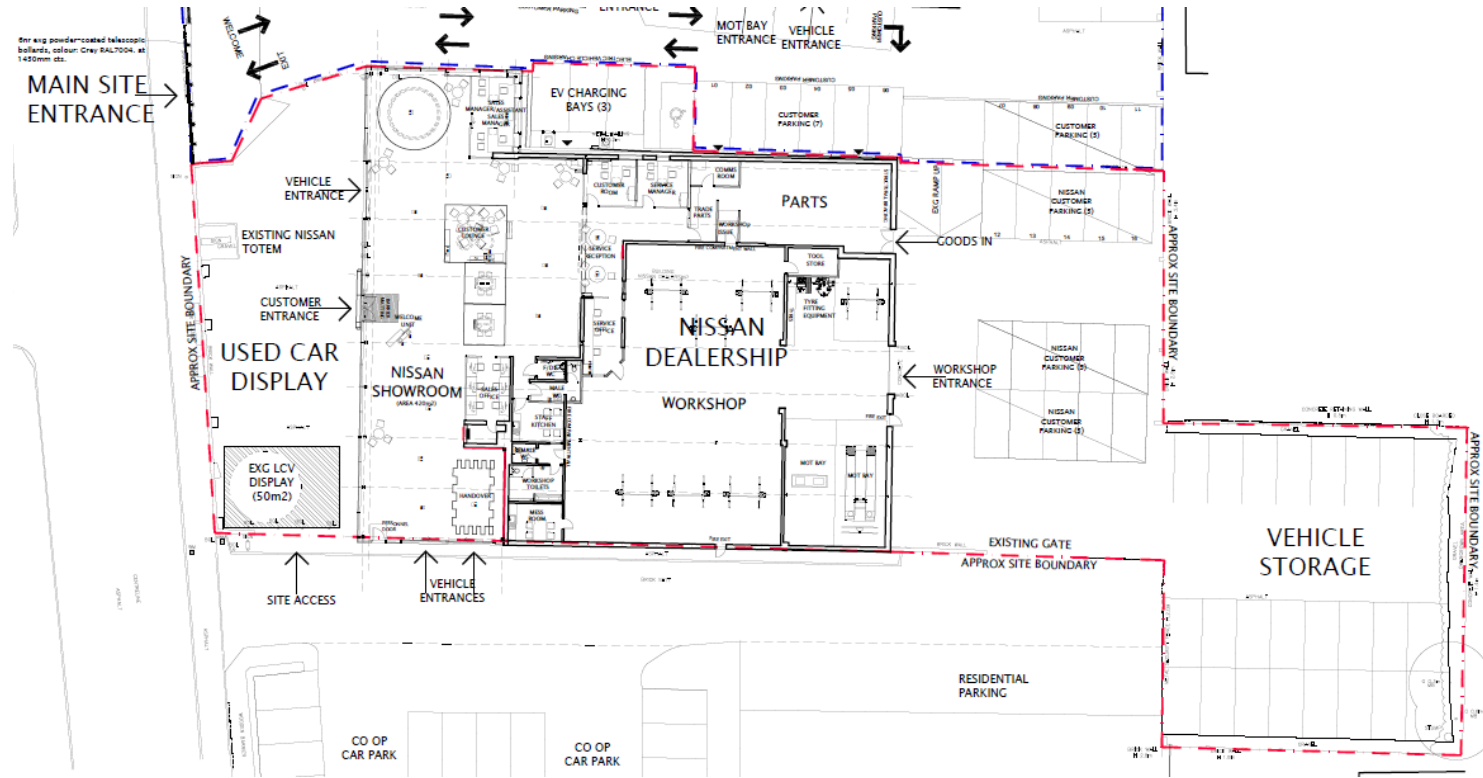
Strictly by appointment via the Sole Letting Agents:

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