

FG Barnes Motor Dealership Site

Sutton Road, Maidstone, Kent, ME15 9FB



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



Car Sales & Showroom on 2.36 Acres TO LET

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Key Features

- Main Dealership Vehicle Sales Site
- Prime Main Road Frontage
- 2.36 Acre Site
- Can Be Taken As Two Separate Lots
- Short Term / Flexible Lease Available
- EPC - B

Description

FORMER VEHICLE DEALERSHIP WITH LARGE PARKING SALES AREA ON 2.36 ACRES - TO LET - CAN BE OFFERED AS TWO SEPERATE LOTS - VERY PROMINENT MAIN ROAD FRONTAGE

The former FG Barnes MG/Vauxhall Vehicle Dealership is primely situated on the corner of the A274, Sutton Road, and Bircholt Road on Maidstone Industrial Estate. The surrounding area has a mixture of main car dealerships including Mercedes, Citroen, Mazda, Nissan, Hyundai and Motorpoint plus a series of Industrial national and local occupiers.

The site is the most prominent on the estate and as well as motor trade use would suit a variety of commercial or retail occupiers, subject to obtaining the necessary planning consent.

The property can be offered as two separate lots or can be taken by a single occupier. The Total Site extends to approximately 2.36 Acres.



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Accommodation

The property can be offered as two separate lots or can be taken by a single occupier. The Total Site extends to approximately 2.36 Acres.

LOT 1

The main showroom building at the front of the state has been designed to incorporate two vehicle franchises but could be re-fitted for a single occupancy user. On the ground floor it has showroom and sales areas plus valeting bay and sales offices plus ladies and gents wcs. The first floor has been used as offices and is primarily open plan with some smaller meeting rooms and kitchen. The property benefits from Air Conditioning, Suspended Ceiling with LED Lighting and electric storage heaters. The property has been measured on a Gross Internal Area (GIA) basis as follows:

Area	Sq Ft	Sq M
GF Showroom	6,110	567.62
FF Offices	4,563	423.90
Total	10,673	991.52
LOT 1 - Site Area (approx.)	0.86	Acres

Externally there is parking / vehicle display spaces for in excess of 90 cars. There are also EV Charging Bays.

LOT 2

There is a secondary sales office previously used for the used car sales centre. This is a single storey office / showroom building which is primarily open plan with some smaller sales offices and meeting rooms, the offices benefit for air conditioning, suspended ceiling with LED lighting, electric storage heaters and

ladies and gents wcs. The property has been measured on a Gross Internal Area (GIA) basis as follows:

Area	Sq Ft	Sq M
Sales Office	4,628	429.94
LOT 2 - Site Area (approx.)	1.50	Acres

Externally there is parking for in excess of 150 cars.

Rateable Value

RV £360,000 @ 51.2p in the £

Rates payable £184,320 for the year 2023/24

Rent

Upon Application

Terms

The premises are immediately available by way of a new full repairing and insuring lease for a term to be agreed by negotiation and subject to upward only rent reviews to market rent

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

EPC

LOT 1: B - 31

LOT 2: B - 33

Legal Costs

Each side to bear its own legal and professional costs

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Location

The property is located at the entrance of the Maidstone (Parkwood) Industrial Estate which is approximately 3.5 miles to the south east of Maidstone Town Centre. The property fronts the A274, Sutton Road, and Bircholt Road which is the primary estate road within Parkwood and connects to the A274 providing access into Maidstone.

Parkwood Industrial estate is a major industrial estate within the area and is also an established motor retailing location with occupiers including Peugeot, Mercedes, Motorline etc.

What3Words Location - <https://w3w.co/manage.each.startles>

Drive Time	Miles	Mins
Maidstone Town Centre	3.5	10
Canterbury	29.0	42
Tunbridge Wells	19.0	35

For all Viewings and Enquiries contact:



Phil Hubbard

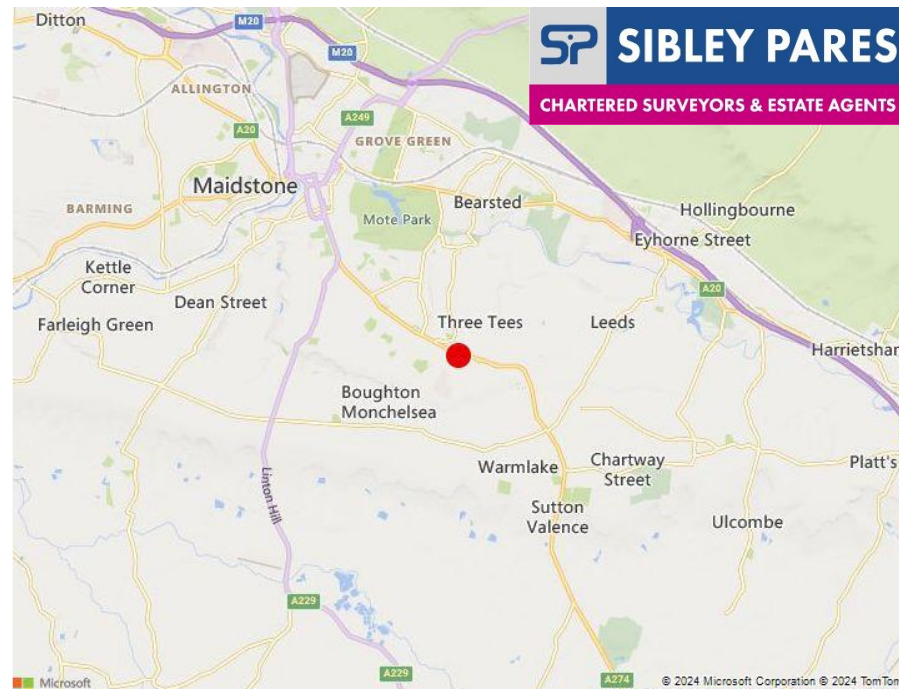
phil.hubbard@sibleypares.co.uk



Matthew Sadler

matt.sadler@sibleypares.co.uk

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01622 673086
sibleypares.co.uk



NOTE: Rental prices or any other charges are inclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

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