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CAR SALES SITE FOR SALE/ TO LET

Eddisons

Incorporating Barker Storey Matthews



GREAT NORTH ROAD, SOUTHBOUND, WITTERING, PETERBOROUGH
PE8 6HG

FOR SALE OR TO LET

254.3 sq m (2,737 sq ft)

- Prominent site fronting the A1 Southbound
- Large yard space
- Offices and reception area
- 0.88 acres

LOCATION

Located off the A1 Southbound at Wittering between Stamford and Peterborough. The A1 is one of the main transport routes in the country with a consistently high level of traffic. It is estimated that there are in excess of 20,000 vehicles passing the site each day.

DESCRIPTION

The property comprises a main reception area, three private offices, kitchen and toilet. An air conditioning and heating unit has been fitted throughout the main office building. There is pedestrian access from reception into the main mechanic bay. A mechanic bay with a connecting storage room have concrete flooring and one electric shutter door for motor vehicle access. Round the side of the building is a wash bay separated by a stud wall giving two bays, each with separate single electric shutter door access.

To the rear of the building contains a spray booth. Two valeting bays sit to the side of the building with access into each bay. The property includes a large yard, with the ability to fit up to 150 cars on site. The yard has a mix of both gravel and concrete. The site is surrounded by steel pallisade fencing with two gates providing an entrance and exit onto the A1 with bollards installed.

ACCOMMODATION

	Sq m	Sq ft
Main reception and offices	64.40	693
Mechanic bay	39.90	429
Store room	20.40	219
Wash bay	40.40	434
Spray booth	29.80	320
Valeting bay 1	30.40	327
Valeting bay 2	30.30	326
Total	254.30	2,737

The overall site is 0.88 acres (0.35 hectares).

PRICE

For sale for £1.7 million.

To let for £144,000 per annum exclusive.

VAT

We believe that VAT will not be charged on the purchase price.

BUSINESS RATES

This property has a rateable value of £19,250. From 1st April 2023 all business rates will be charged at 49.9 pence in the pound making the rates payable figure of £9,605.75. Interested parties are strongly advised to verify the rates payable figure with the local council.

SERVICES

Mains electricity and water are available to the premises. Interested parties are advised to make their on enquiries to relevant service providers.

LEGAL COSTS

Each party to bear their own costs in this transaction.

EPC

This property has an EPC rating of D (81).

TIMING

Available from 1st April 2024.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Barker Storey Matthews

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For more information, visit [eddisons.com](https://www.eddisons.com)
T: 01733 897722

Important Information

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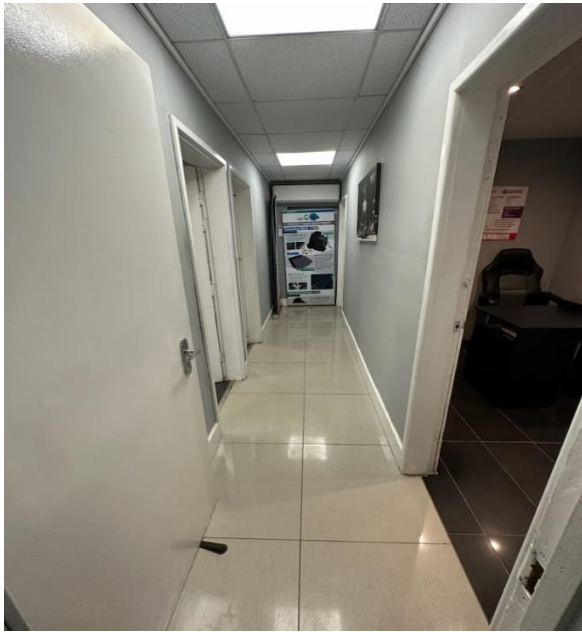
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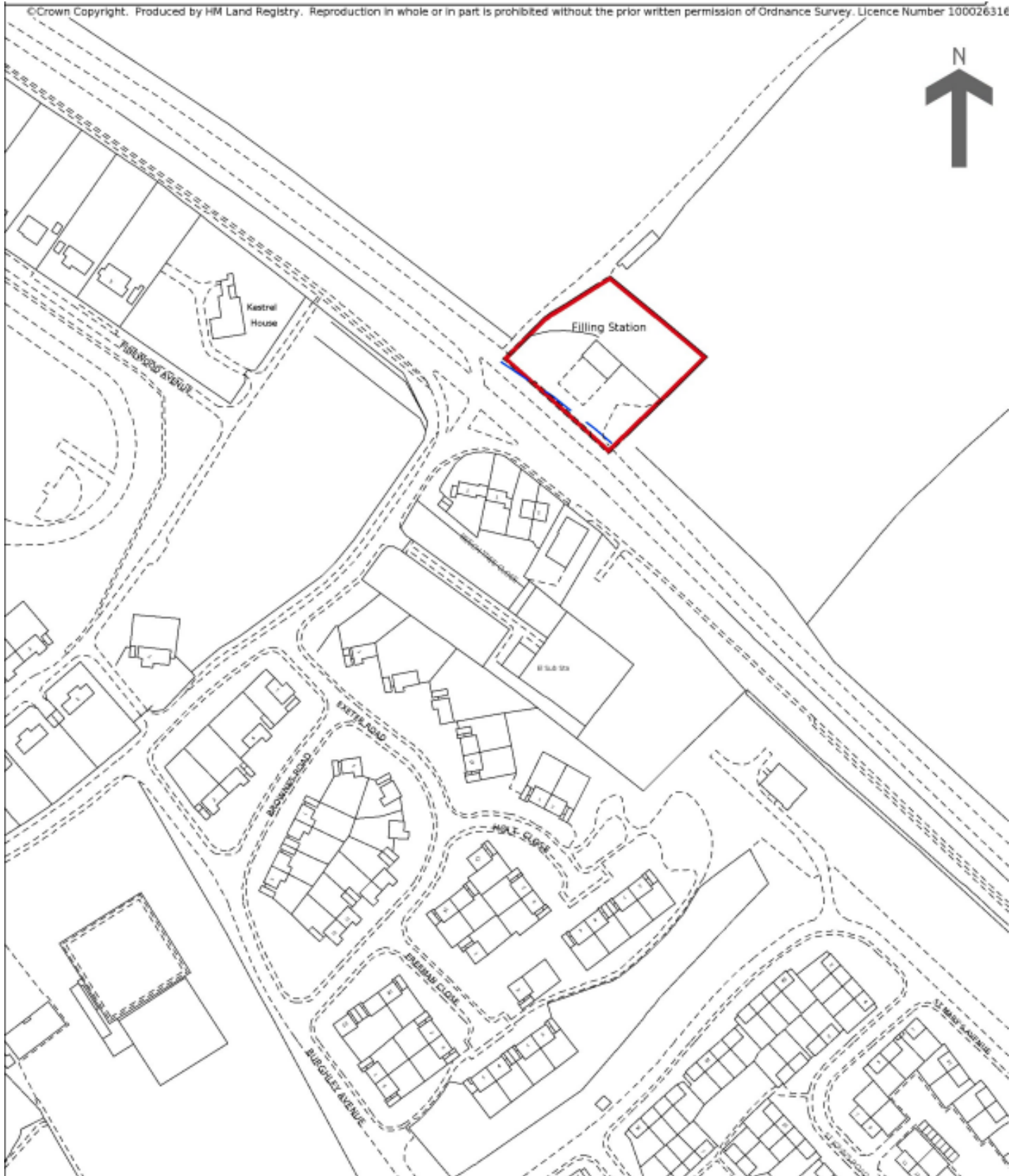
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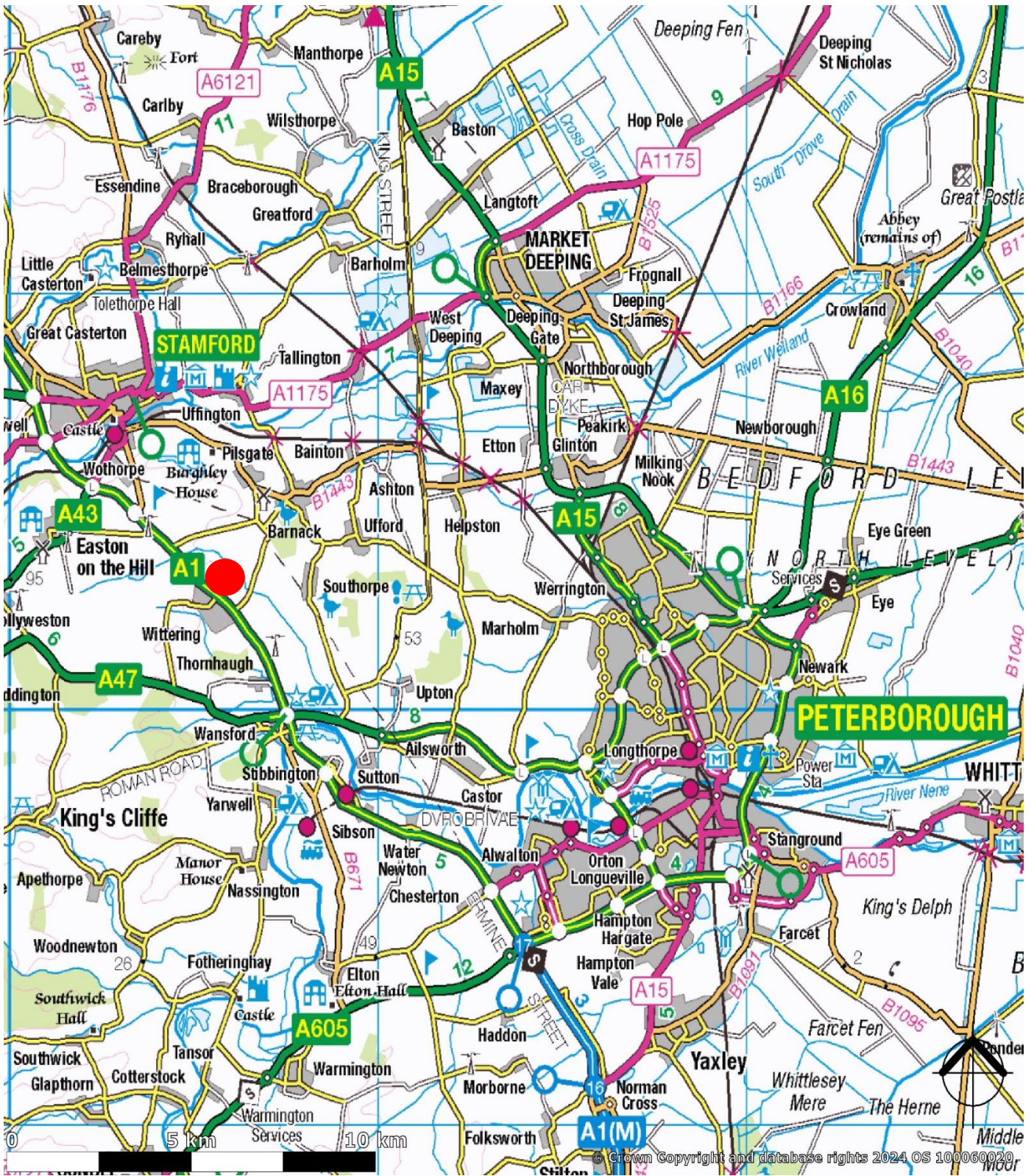
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