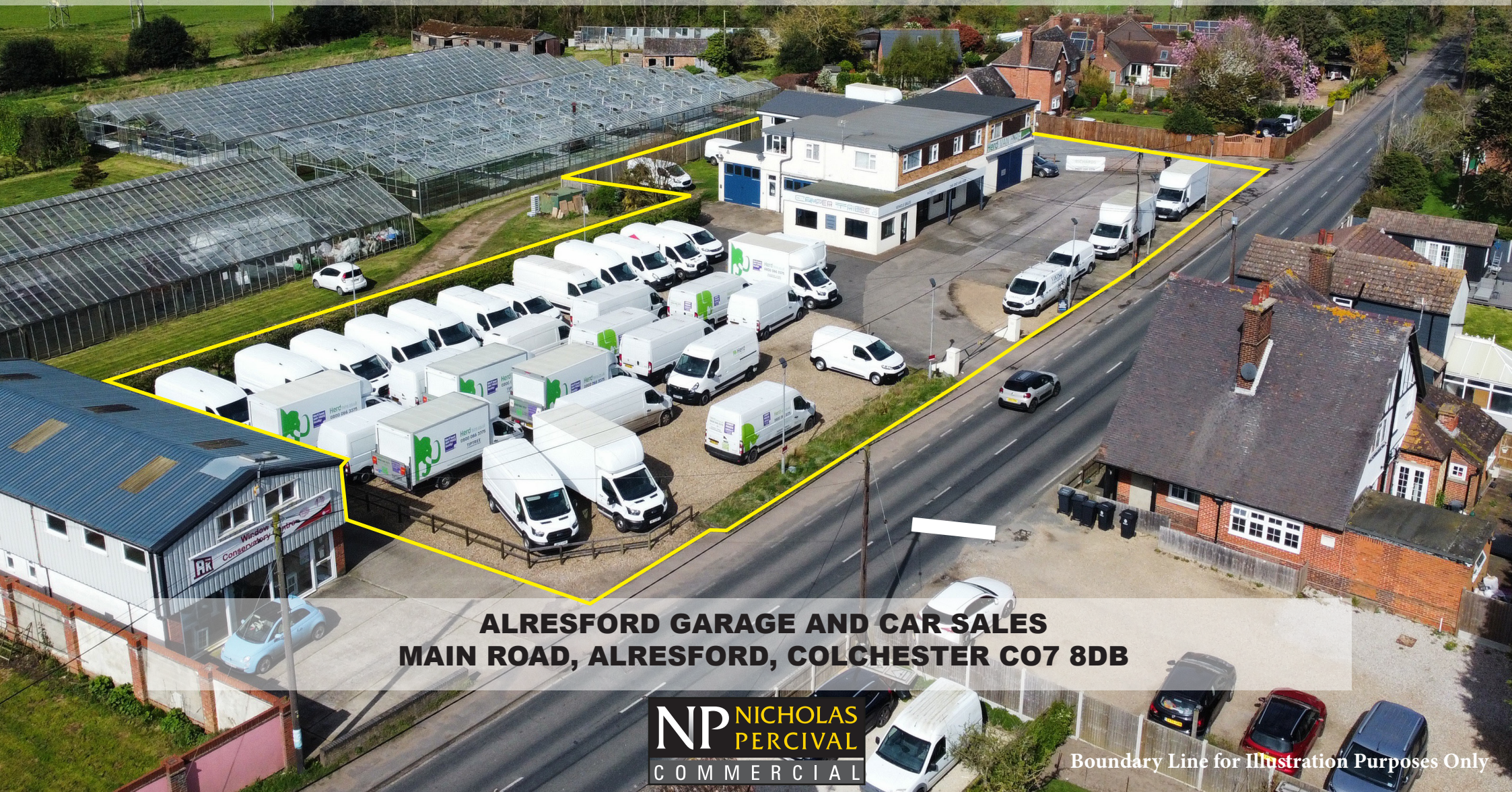


TO LET
£60,000pax

Car Sales & Mechanical Workshop On Site Of 0.73 Acres With Prominent Road Frontage Sales Forecourt And Separate Self Contained Four Bedroom Apartment



ALRESFORD GARAGE AND CAR SALES
MAIN ROAD, ALRESFORD, COLCHESTER CO7 8DB

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Boundary Line for Illustration Purposes Only

LOCATION

The property is situated adjacent to the busy B1027 road approximately 5.5 miles east of Colchester Town Centre (the main road to Brightlingsea and St Osyth).

From Colchester Town Centre proceed along the A133 sign posted Clacton, turn right at the turnoff to Wivenhoe and immediately left after the traffic lights onto the B1027 sign posted St Osyth. Proceed along the road, and on entering the village of Alresford, the premises will be found on the right-hand side.

DESCRIPTION

A detached two storey mixed residential and commercial building comprising mechanical workshop with 6 bays, two ramps and one pit, sales office, reception, service department and further first floor offices extending to approximately 3,000 sq ft. At first floor the property benefits from a four-bedroom self-contained apartment extending to circa 1,300 sq. ft. with part UPVC double glazed windows, oil fired central heating via radiators, lounge, kitchen, breakfast room and utility area. The flat is currently occupied on a shorthold tenancy agreement, achieving £1,075 pcm in rent.

Externally there is a gravelled forecourt with prominent road frontage on to the main road measuring approximately 70 metres providing excellent car sale display spaces. There are further customer car parking areas, circulation space, a wash bay and a detached garage extending to 807 sq. ft. Total site area 0.73 acres.

BUSINESS RATES

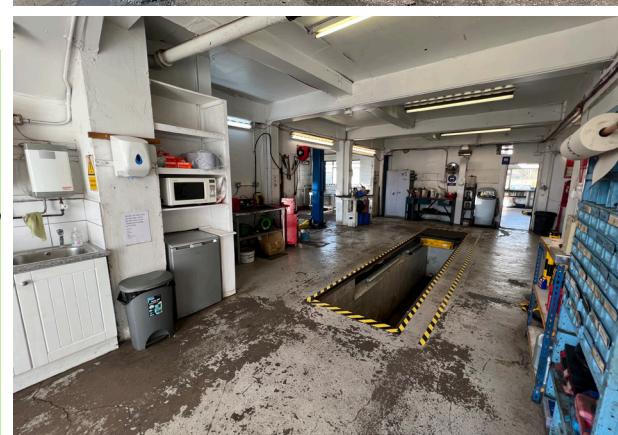
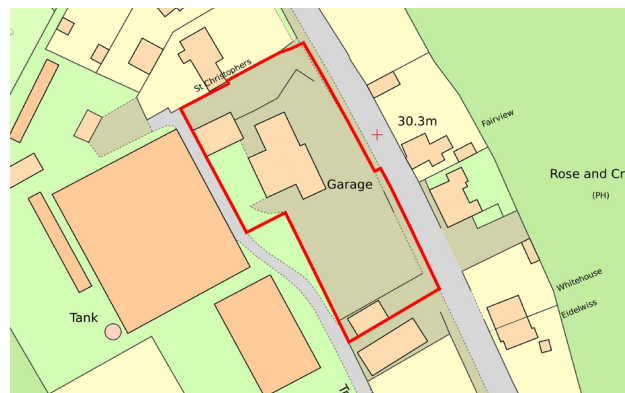
Vehicle Repair Workshop & Premises - £31,250 (assuming a uniform Business Rate of 49.9p in the £ the above rateable value would give a Rates liability for the year 2024/2025 of £15,594).

TERMS

The premises available to Lease on full repairing and insuring terms for a minimum period of 10 years at a commencing rent of £60,000 per annum exclusive.

LEGAL FEES

Each party to be responsible for their own legal fees in connection with this transaction.



VIEWING

Strictly by prior appointment. For further information or to arrange a viewing, please contact the sole Agents, Nicholas Percival.

T: 01206 563 222 E: tnoble@nicholaspercival.co.uk Ref: C3806

All prices and rentals quoted are exclusive of VAT if applicable.

Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.

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