



**Former Jaguar, 4 Chequers Road, Derby, Derbyshire DE21 6EN**

## **Car Dealership**

- ▶ **18,427 sq ft dealership**
- ▶ **1.83 acre site in prominent position overlooking A52**
- ▶ **Held on a long lease expiring February 2072 with offers invited at £600,000**
- ▶ **Passing ground rent of £50,000 pax**

For enquiries and viewings please contact:



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### Location

The premises are located in a highly prominent position on Chequers Road directly overlooking the A52, which has an annual average daily traffic flow of 48,450.

The West Meadows Industrial Estate is conveniently located off Pentagon Island, at the intersection with the A52 (Derby to Junction 25 M1) and the A61 Sir Frank Whittle Road, which leads to the A38 (Birmingham/M1 North).

West Meadows is a well established and popular business location with trade counter, manufacturing, storage and showroom operators. Nearby occupiers include Jaguar Landrover, Mertrux, Kwik Fit, Europcar and Motorpoint.

### Description

The premises comprise a former car dealership on a large corner plot with double height and standard height fully glazed showrooms, benefiting from tiled floors, suspended ceilings incorporating recessed lighting and air conditioning. There are partitioned offices and staff facilities on the ground floor, with further offices and parts storage on the mezzanine level.

There is an integral workshop and preparation area along with separate valet bay, preparation bay and workshop to the rear of the site.

Externally the site provides 16 display spaces to the front of the premises with approximately 73 marked parking spaces. There is a further secure compound to the rear to accommodate approximately 80 vehicles.

### Accommodation

	Sq M	Sq Ft
Front Double Height Showroom	277	2,982
Stand Height Showroom	145.1	1,562
Mezzanine Offices	92	990
Workshop & Prep	501.4	5,397
Parts Mezzanine	75.4	812
Valet Bay	59	635
Rear Bay Workshop	505.7	5,444
Rear Prep Bay	56.2	605
<b>Total</b>	<b>1,711.9</b>	<b>18,427</b>

### Planning

It is our understanding that the property has planning permission for its former use as a car showroom and workshop which falls under 'Sui Generis' use class under 'Town and Country Planning (Use Class) Order 1987. The property would be suitable for various uses, subject to planning and consent of the landlord. Interested parties should make their own enquiries with Derby City Council.

### Tenure

The premises are held on a long lease expiring February 2072 with the next rent review in February 2030.

The current passing ground rent is £50,000 pax.

### Business Rates

Property Description: Car Showroom & Premises

Rateable Value: £97,000

Rates Payable: £52,962 (based on the uniform business rates of 54.6p, effective until March 2025).

(Source: VOA)

### Price

£600,000 for the long leasehold interest, subject to a ground rent of £50,000 pax

### VAT

All figures quoted are exclusive of VAT.

### Legal Costs

Each party is to bear their own legal costs incurred as part of any transaction.

### EPC

The premises have an EPC assessment of: 104 (E)

### Viewings

Viewings are by appointment with sole agents Innes England Nick Hosking and Sam Hall.

### Information Pack

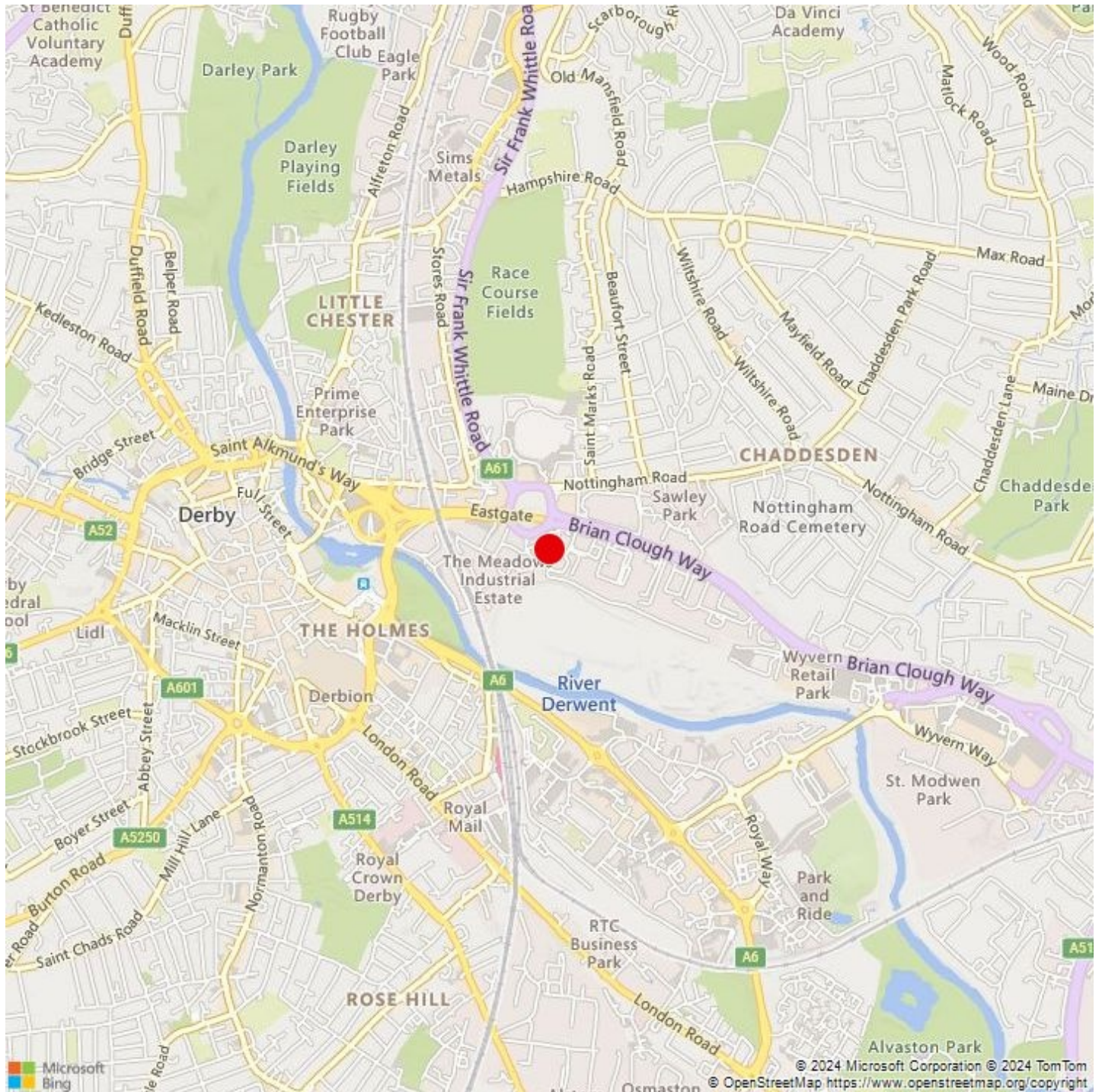
Any offer accepted is subject to completing AML checks

### Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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