



# TO LET

PROMINENT ROADSIDE SHOWROOM  
WITH REAR WORKSHOP

AVAILABLE FROM 30.09.25

**340 SQ M // 3,658 SQ FT** PLUS 4,496 SQ FT YARD SPACE

MEON VALLEY GARAGE, DROXFORD ROAD, FAREHAM, PO17 5AY



# SUMMARY



**Loading**  
Door



**1 x Workshop**  
Included



**18m**  
Glass Frontage



**4,496**  
sq ft

**4,496 sq ft**  
Forecourt Space



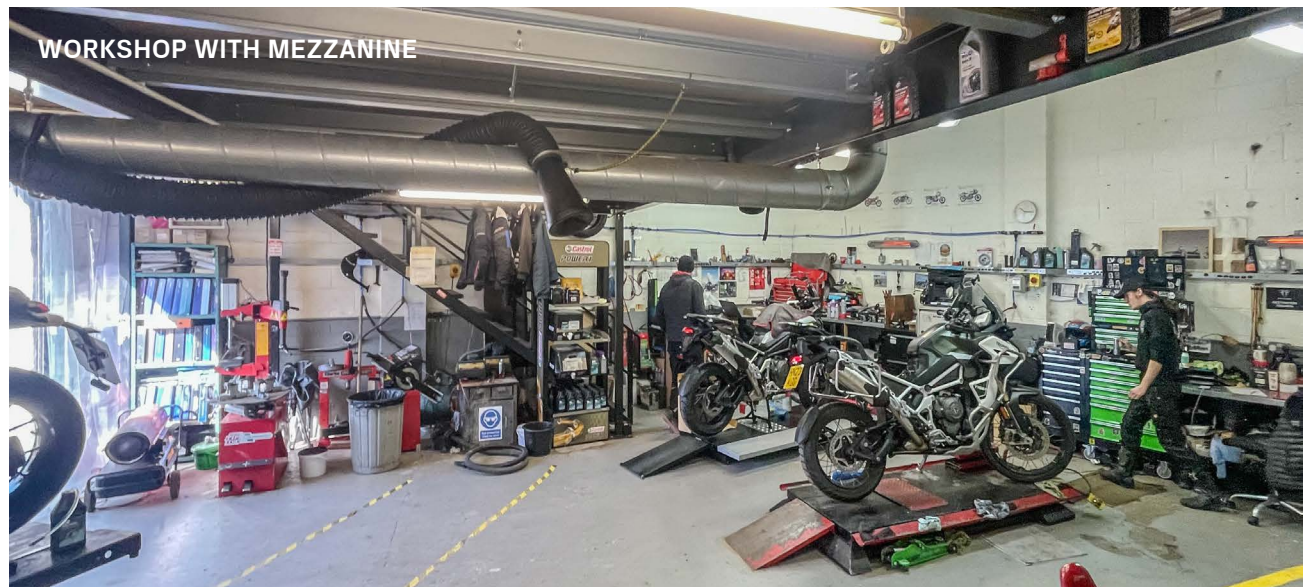
**Prominence**  
To Busy Main Road

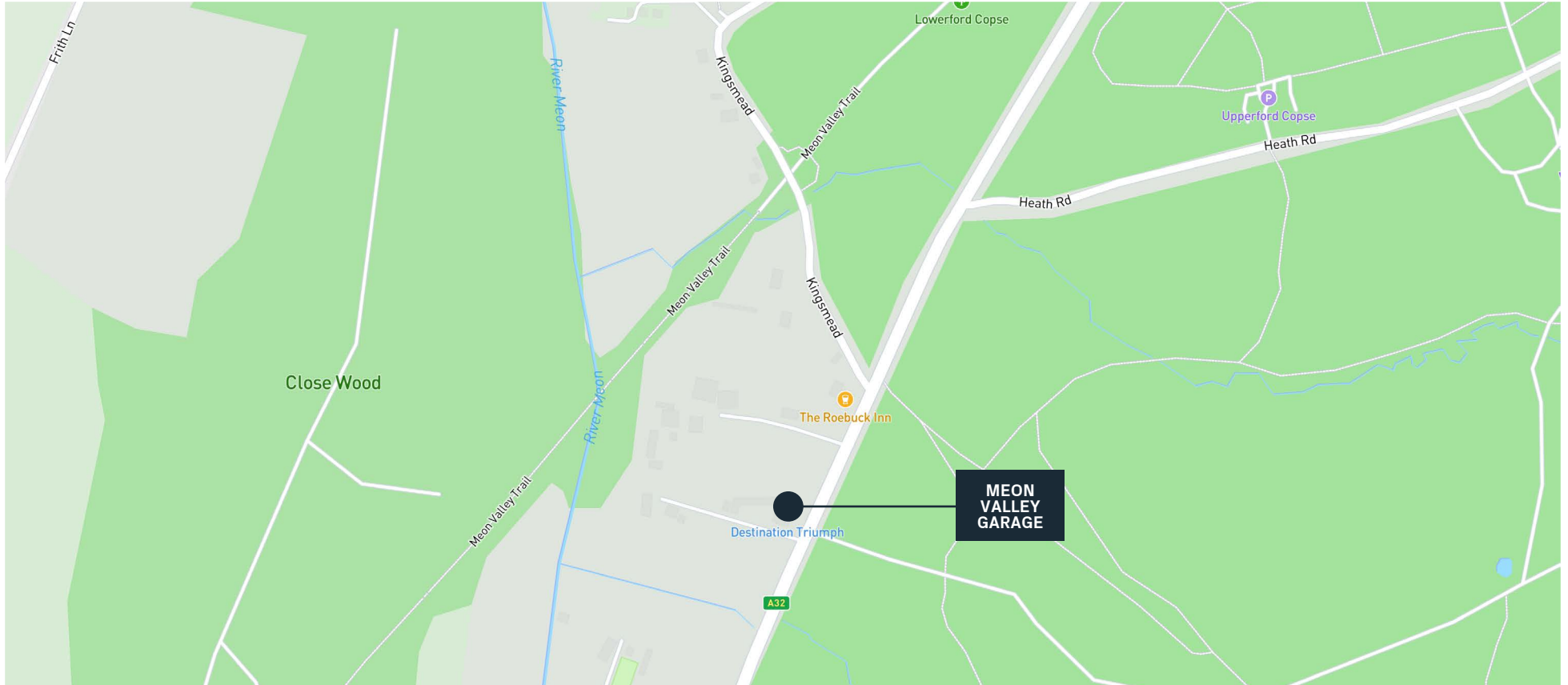
**RENT: £75,000** PER ANNUM EXCL.

SUITABLE FOR A VARIETY OF USES WITHIN CLASS E

# DESCRIPTION

- Showroom premises with an attached workshop accessed via an internal entrance
- Previously used as a motorcycle dealership and service centre, but it is suitable for a variety of Class E uses
- These premises include a large retail area, WCs and a kitchenette
- Steel clad roof
- 18m of glass frontage
- 333sqft mezzanine in the workshop, currently used for extra storage space
- Loading door to the rear (height 2.47m x width 3.76m)
- LED lighting
- Air conditioning
- Extra workshops are available for an additional rent





# LOCATION

- Meon Valley Garage is based on a small industrial site
- This premises are located on the A32, next to The Roebuck Inn, Soberton
- 1.8 miles (3 min drive) from Wickham and 5 miles (10 min drive) from the centre of Fareham
- Fareham train station is 5.4 miles to the south and Botley train station is 5.7 miles to the west



  
TRIUMPH



## ACCOMMODATION

	sq m	sq ft
Showroom (NIA)	266	2,863
Garage (GIA)	43	463
Garage Mezzanine	31	334
<b>Total internal area approx.</b>	<b>340</b>	<b>3,660</b>
Yard	418	4,499

## RENT

£75,000 per annum exclusive.

## LEASE

The premises are available to let by way of a new full repairing and insuring lease.

## RATEABLE VALUE

£43,000 (1st April 2023)

## EPC RATING

B - 40

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## VIEWINGS

Strictly by prior appointment through the sole agents, **Goadsby**, through whom all negotiations must be conducted.



### THOMAS SIDDALL

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## IMPORTANT

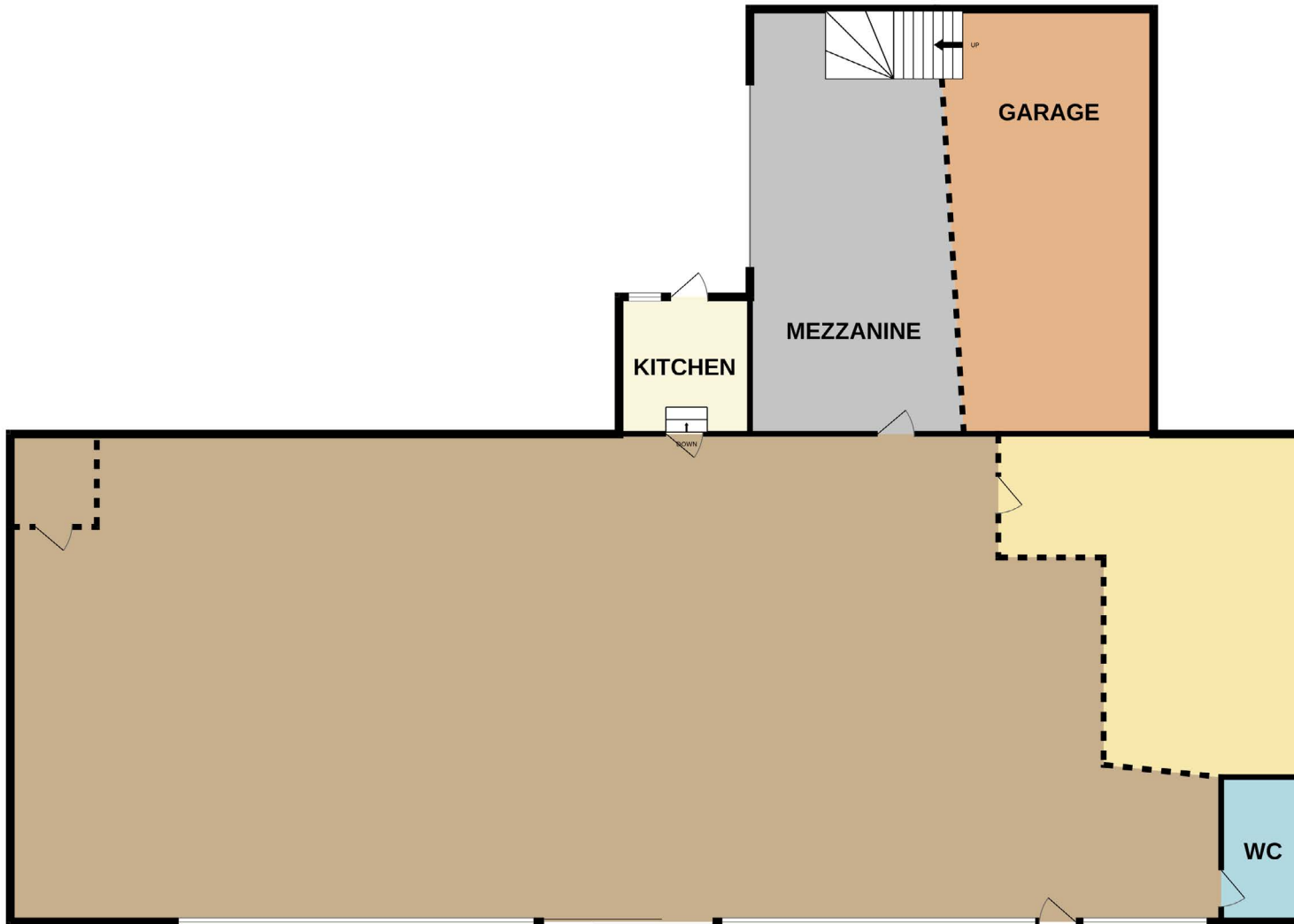
### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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