



**Former Vauxhall Dealership, Swinemoor Lane, Beverley, East Yorkshire HU17 6LY**

## **Car Showroom**

- ▶ **Available by way of sub-lease at £75,000 pax**
- ▶ **11,459 sq ft car showroom and workshop on 1.1 acres**
- ▶ **Modern dealership facility adjacent to Wickes and Aldi**
- ▶ **Prominent frontage to Swinemoor Lane of 74.57m (245 ft)**

For enquiries and viewings please contact:



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### Location

The premises are located in Beverley, an affluent market and minster town with a population of c. 30,000 people. The county town of East Riding is situated 8 miles northwest of Hull and famous for its racecourse and voted as one of the best places to live in the UK. The property fronts Swinemoor Lane (A1174) which is a main arterial route on the eastern side of the town with surrounding occupiers to include Wickes, Aldi, MKM Building Supplies, Travis Perkins, and a new Lidl close by.

### Description

The premises comprise a modern car dealership with showroom, partitioned offices, parts storage and staff and customer wc's on ground floor. The showroom features a prominent double height glazed frontage, tiled floor, with spot lighting and gas heaters. The property also benefits from further office space at mezzanine level. There is an integral workshop and valet bay surrounding the showroom with MOT bay, exhaust venting system, gas heaters and space for 9 ramps. The workshop benefits from halogen lighting, tiled floor and 7 roller shutter doors providing access on three sides of the building. Externally the site benefits from 33 display spaces and 75 parking spaces together with a valet bay and oil store.

### Accommodation

	Sq M	Sq Ft
Gnd Showroom and Offices	374.9	4,036
Gnd Parts	78.7	847
Gnd Workshops/Valet	452.9	4,875
Mezzanine Offices	96.3	1,037
Mezzanine Parts	61.7	664
<b>Total</b>	<b>1,064.5</b>	<b>11,459</b>

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

The total site area is 0.45 hectares (1.1 acres).

There are 79 parking spaces, 33 display space, total 112 spaces.

### Services

We understand all mains services are connected to the property.

### 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 the Town & Country Planning (Use Classes) Order 1987 and its subsequent amends.

The property would be suitable for various uses, subject to planning consent. Interested parties should make their own enquiries through East Riding of Yorkshire Council.

### Tenure

The premises are held on a lease expiring 1st November 2031. The property is available by way of a sub-lease for a term of years to be agreed, at a rent of £75,000 per annum exclusive.

### Business Rates

Property Description: Car Showroom & Premises

Rateable Value: £58,000

Rates Payable: £29,696 (based on the uniform business rates of 51.2p, effective until March 2023).

The draft valuation has been updated by the Valuation Office Agency and is as follows;

Property Description: Car Showroom & Premises

Rateable Value: £60,500

Rates Payable: £30,976 (based on the uniform business rates of 51.2p, effective until March 2024).

This will come into effect from April 2023.

All retail, leisure and hospitality users will be entitled to 50% rates relief or rates payable up until April 2023, which will increase to a 75% discount from April 2023.

(Source: VOA)

### Rent

Offers for the leasehold interest are invited.

### VAT

All figures quoted are exclusive of VAT.

### Legal Costs

Each party to bear their own legal costs incurred.

### EPC

The premises have an EPC assessment of 71-C.

### Viewings

Viewings are by appointment with sole agents Innes England.

### Information Pack

Specialist motor fixtures and fittings may be available by separate negotiation.

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