



Former Land Rover Dealership, 150 Stourbridge Road, Stourbridge, West Midlands DY9 7BU

Former Car Dealership

- ▶ **14,998 sqft car showroom on 1 acre site**
- ▶ **Prominent frontage onto Stourbridge Road of 82m (270ft)**
- ▶ **Immediately available by way of a sub-lease**
- ▶ **Additional compound of 1.2 acres may be available**

For enquiries and viewings please contact:



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Location

The premises are located in Stourbridge, an affluent market town in the West Midlands with a population of circa 63,000 people. The town lies 11 miles south of Wolverhampton and 15 miles west of Birmingham. The property itself fronts Stourbridge Road, which is a main arterial route providing access to Stourbridge town centre.

Description

The premises comprise a former car dealership, with showroom, partitioned offices, parts storage and staff WCs on ground level. The showroom features a prominent glazed frontage, tiled floor and carpeted sales area with spot lighting. The property also benefits from further office space and parts storage on mezzanine level, as well as staff kitchen and training rooms.

There is an integral workshop to the rear of the showroom, with an MOT bay, exhaust venting system, ambirad gas heaters and space for 9 ramps for car repair and maintenance. The workshop also benefits from strip lighting throughout, a concrete screed floor as well as two manually operated roller shutters providing access from both sides.

Externally, the site benefits from 50 display spaces, as well as 30 parking spaces. There is also an external storage building, as well as two separate wash/ valet bays.

Accommodation

| | Sq M | Sq Ft |
|---------------------------------|----------------|---------------|
| Ground floor showroom and sales | 354.4 | 3,815 |
| Ground floor parts | 144.1 | 1,551 |
| Ground floor offices | 24.3 | 262 |
| Intergal Workshop | 513.6 | 5,529 |
| First floor parts | 107.4 | 1,156 |
| First floor offices | 249.4 | 2,685 |
| External store | 41.9 | 451 |
| External wash bays | 151.1 | 1,626 |
| Total | 1,586.3 | 17,075 |

Site area - 1 acre

Circa 80 total parking spaces (50 display spaces)

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

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 and its subsequent amends. The property would be suitable for various uses, subject to planning consent and consent of the landlord. Interested parties should make their own enquiries through Dudley Metropolitan Borough Council.

Tenure

The premises is held on a 20 year lease expiring 4th July 2025. The property is available by way of a sub-lease on terms to be agreed.

Business Rates

Rateable value: £112,000

Indicative rates payable 19/20: £60,480

This is based on the uniform business rates multiplier of 0.54p

Source: VOA

Rent

On application.

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: 64 (C).

Viewings

Viewings are by appointment with sole agents Innes England Sam Hall and Matthew Hannah.

Information Pack

The lease is available on request.

Specialist fixtures and fittings on site are available by way of separate negotiation.

There is a compound to the rear of the site totalling 1.2 acres, providing circa 70 car parking spaces, further car storage and a small workshop which may be available. The compound is held on a lease expiring 20th March 2024.

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