

## Heronsgate Road, Chorleywood, WD3

£37,500 per annum

COMMERCIAL MOTOR TRADE PREMISES • LONG ESTABLISHED GARAGE • MULTI USAGE SITE • KITCHENETTE • TWO OFFICES • SEVERAL WORKSHOPS • TOILET FACILITY • LARGE SECURE YARD • EXCELLENT LOCATION

**TREND & THOMAS**  
ESTATE AGENTS SURVEYORS & VALUERS



We are pleased to offer this very long established MOTOR TRADE PREMISES offering multiple usage to include paint spraying, tyre fitting, services, repairs, car sales and potential for MOT inspections.

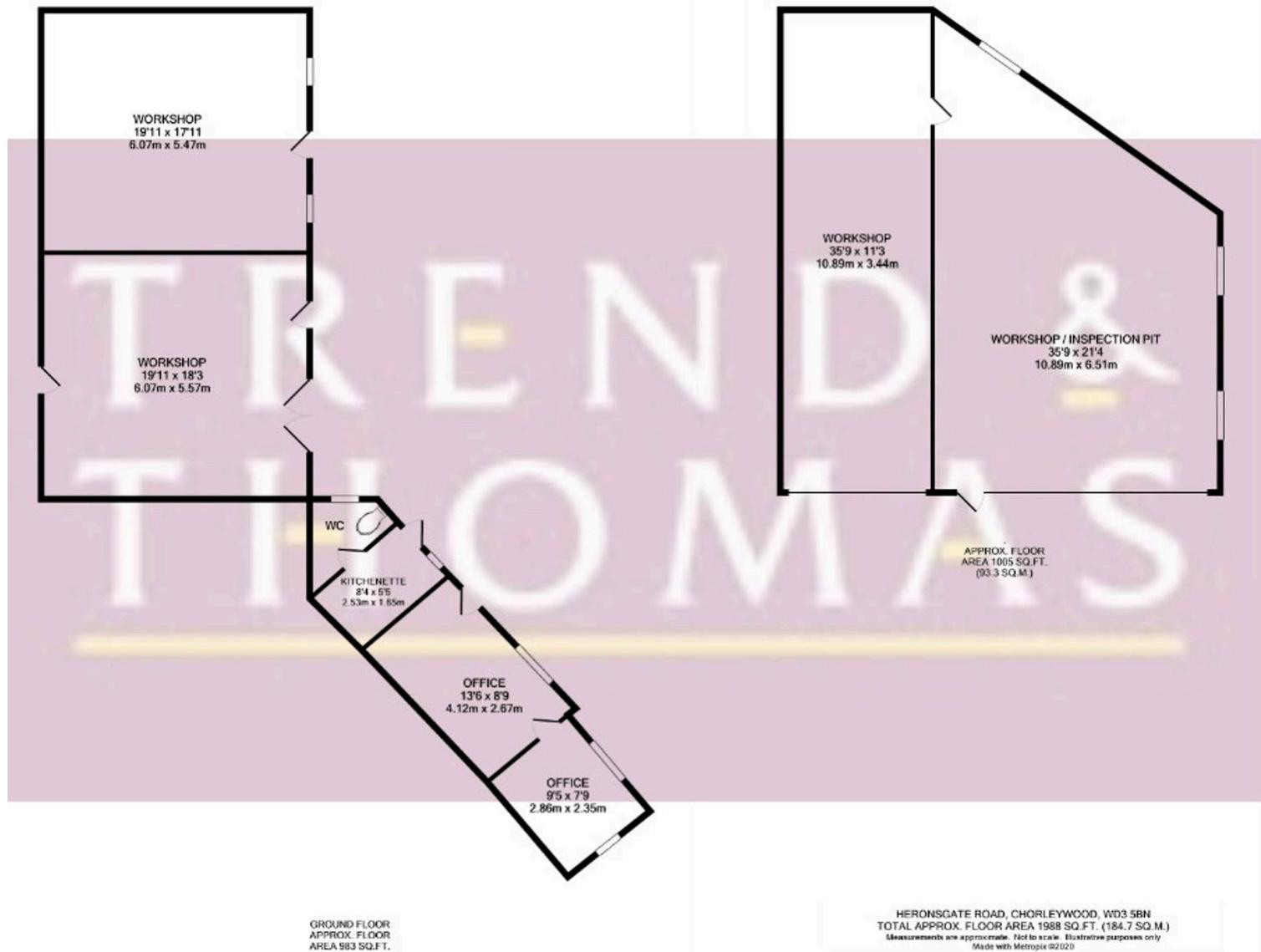
The garages consist of 1962 sq. ft of useable workshop space and 770 sq. ft of covered yard area plus a kitchenette and toilet facility. There is also a large secure open yard area. Car sales can be operated on the front driveway, still allowing access for residential properties behind and in front of the garage. All equipment and machinery can be left, by separate negotiation.

The property is accessed via its own driveway behind residential homes in Heronsgate. Chorleywood Village centre is approximately a mile away serviced by a local shopping parade and the Chiltern/Metropolitan Line. Junction 17 of the M25 is also only a few minutes away.

Nearest Station: 0.9 miles - Chorleywood Station

EPC Energy Efficiency Rating: F

- RATEABLE VALUE 2025-2026 - Approx. £34,500 (looking to stay the same in 2026-2027)
- PAYABLE VALUE 2025-2026 - Approx. £14,059.33



Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.