

## Car Show Room

### Kennedy Drive, Swindon, SN3 3SB



Car Showroom and Workshop

**5,767 sq ft**

**TO LET**

**OUR NEW ADDRESS: 12 WEST MILLS YARD, KENNET ROAD, NEWBURY, BERKSHIRE RG14 5LP**

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**RICHARDSON-COMMERCIAL.CO.UK**

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**Location**

The property is situated on the west side of Kennedy Drive a short distance from the roundabout junction with Dorcan Way (B4006) the main arterial route around Swindon.

To the rear of the property is the Eldene Neighbourhood Centre, whilst adjacent is a second-hand car dealer and opposite the Fit4Less Gym.

**Description**

The property comprises a purpose built dealership which Showroom, Offices, Parts & Workshop accommodation as well as external forecourt display and rear compound car-parking.

The forecourt is capable of accommodating some 7 cars, whilst additional parking is available for up to 35 cars.

**Amenities**

- **Fully refurbished**
- **Tiled floor to showroom**
- **Air conditioning/heating to showroom**
- **Two loading doors to rear workshop**
- **Four specialist ramps fitted**
- **Radiant heating to workshop**
- **3 phase power**
- **Air extraction unit**

**Accommodation**

Showroom (incl offices)	2,675 sq ft
Parts Department	378 sq ft
Parts Mezzanine	279 sq ft
Workshop	2,435 sq ft

**Total** **5,767 sq ft**

**Tenure**

The premises are available either to purchase on a long leasehold basis or on a conventional lease.

The property is held on a lease for a term of 99 years from the 1<sup>st</sup> July 1978 at a passing rent of £15,500 per annum exclusive.

The rent is defined as the rent for which the cleared site with planning consent could reasonably expect to let for at the relevant review date. Rent reviews are every seven years with the next review due at July 2013.

Alternatively, a conventional lease for a term to be agreed on full repairing and insuring provisions is available.

**Purchase Price**

Offers in the region of £450,000.

**Conventional Lease**

Offers in the region of £55,000 per annum exclusive. This is to include ground rent.

**Business Rates**

Rateable Value                      £35,000

We strongly recommend that all interested parties make their own enquiries with West Berkshire District Council to ensure this information is correct.

**VAT**

We understand that VAT is not charged on the purchase price or on the rent.

**Legal Fees**

Each party will be responsible for their own legal costs.

**Viewing**

Strictly by appointment with the agents:

**Richardson Commercial**

**Paul Richardson**

**T: 01635 584188**

**E: [paul@richardson-commercial.co.uk](mailto:paul@richardson-commercial.co.uk)**

January 2012.

**Subject to Contract**