

Kingstons

Commercial Property Consultants
Telephone (01483) 572999

DEALERSHIP PREMISES / CAR SHOWROOM AND WORKSHOPS

TO LET

8,459 sq ft (785.94 sq m)
with on-site car parking



17 BLACKWATER WAY, ASH, ALDERSHOT, HANTS GU12 4DN

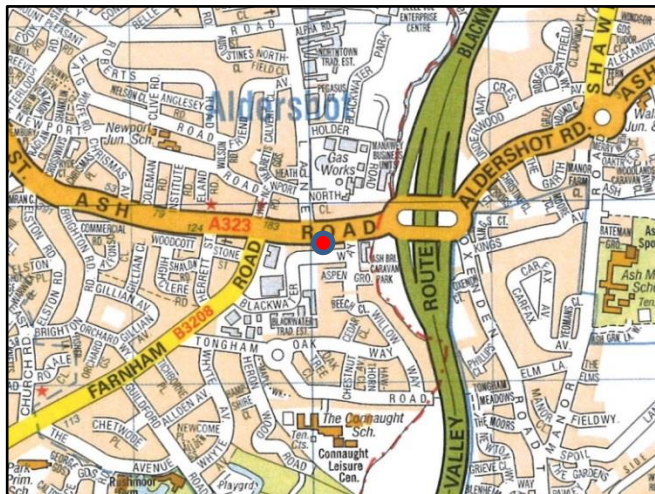
- Prominent frontage to Ash Road
- For Trade Counter/Car Showroom use
- External display area
- Car wash area
- Good access to A331
- Adjoining neighbours include Skoda Vauxhall and Renault dealerships
- Diagonally opposite KFC

Kingstons is the trading name of Kingstons (Guildford) Limited Registered in England and Wales No. 6204957 at The Annexe, Saxon House, 28 Castle Street, Guildford, Surrey GU1 3UW Tel: 01483 572999 Fax: 01483 510499
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LOCATION

The building has significant frontage onto Ash Road, although principal access to the building is from Blackwater Way. Ash Road has good access to the Aldershot interchange on the A331 Blackwater Valley Relief Road providing access to both the M3/A31 and A3. Adjoining neighbours include Skoda, Network Q, Vauxhall dealership, Mill Lane Renault dealership, ATS Euromasters and diagonally opposite a new KFC.



(Blackwater Way entrance)

DESCRIPTION

The premises comprise a detached two-storey self-contained building with good frontage to Ash Road. The ground floor is fully fitted as a car showroom, reception and workshop area. The first floor can either be used as ancillary storage or offices with its own separate side access.

The site is self-contained with the benefit of metal fencing surrounding the entire site. The compound accessed from Blackwater Way provides extensive car parking for approx 36 cars or more, subject to layout, with lorry access to the rear workshop loading door. Fronting Ash Road, there is external display car parking for approx 22 cars.

ACCOMMODATION

The property has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition). The property provides the following accommodation.

Ground floor showroom	3,406 sq ft	316.51 sq m	The property has an Energy Performance Certificate rating of D81.
Ground floor workshop	2,857 sq ft	265.41 sq m	
1 st floor offices	<u>2,196 sq ft</u>	<u>204.02 sq m</u>	
Total	8,459 sq ft	785.94 sq m	

LEASE & RENT

The building is available on new lease terms to be agreed. We are quoting a rent of **£80,000 pax**.

RATES

According to the Valuation Office website from April 2017 the Rateable Value is £64,000 described as Car Showroom & Premises. A Uniform Business Rate of 0.466p in the £ will apply. Further information can be obtained by contacting Guildford Borough Council Valuation Office (Tel: 0330 123 0081).

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

FURTHER INFORMATION & VIEWINGS Strictly by appointment with sole agents:



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