

WESTON-SUPER-MARE

VEHICLE DEALERSHIP PREMISES
WITH POTENTIAL FOR OTHER USES

TO LET / FOR SALE

508.9 M² / 5,480 FT²

ON 0.2 HA / 0.49 ACRES



**10 SEARLE CRESCENT
WESTON-SUPER-MARE BS23 3YX**

Victoria House • Victoria Street • Taunton TA1 3FA

HATFIELD WHITE LTD, for themselves and the vendors or lessors of this property for whom they act as agents, give notice that: (i) these particulars do not constitute part of, an offer or contract, (ii) the accuracy of any description, dimensions, references to condition, necessary permission for use/occupation and any other details contained herein is not guaranteed and is for general guidance only. Prospective purchasers or tenants must not rely upon them as statements or representations of fact, and must satisfy themselves as to their accuracy, (iii) any reference to mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state of condition, or that it is capable of fulfilling its intended function, or that it is Year 2000 compliant, (iv) neither Hatfield White Limited nor any of its employees or representatives has any authority to make or give any representation or warranty in relation to the property, (v) any price or rent quoted in these particulars is exclusive of VAT which may be payable in addition.

www.hatfieldwhite.co.uk

01823 353033

LOCATION

Weston-Super-Mare is the administrative centre of North Somerset and has a 2021 estimated population of 82,400 and is located 20 miles to the south west of Bristol. The town has a retail catchment of 191,000. The property is situated in a prominent position in the well established showroom and retail area of Searle Crescent with dual-carriageway access to Junction 21 of the M5 motorway (3 miles) via the A370.

Nearby occupiers include Waitrose, ASDA, Brandon Hire, Weston Hospice donation centre, Travis Perkins, Majestic Wine and Howards Toyota.

DESCRIPTION

A semi-detached car dealership premises comprising of a showroom, offices, workshops, external vehicle display area and parking. The showroom is predominantly open plan, with a highly visible glazed display to the road frontage. The workshops are of steel portal frame construction with two full height vehicle access doors and MOT testing area.

The property provides 37 car sales display spaces and 11 customer service and staff parking spaces on a site of 0.49 acres. See plan attached.

FLOOR AREAS

Showroom / retail / amenity / offices	247.02 m ²	2,660 ft ²	Gross internal areas
Workshops	176.53 m ²	1,900 ft ²	
Parts / handover bay	<u>65.88 m²</u>	<u>710 ft²</u>	
Ground Floor Total	489.43 m ²	5,270 ft ²	
First Floor office	<u>19.47 m²</u>	<u>210 ft²</u>	
Total	508.90 m²	5,480 ft²	

LEASE TERMS, RENT & PRICE

The property is to let or for sale. Proposals conditional upon change of use consent will be considered.

The lease will be on full repairing terms for a period of 10 years subject to 5 yearly upward only rent reviews. Further details are available on application.

Rent: £65,000 per annum excluding rates & insurance (VAT is not applicable).

The freehold interest with vacant possession is available at a **price of £825,000** (VAT is not applicable).

RATES & ENERGY PERFORMANCE

Rateable Value: from April 2023 - £65,000

Description: Car Showroom and Premises

For details of rates payable interested parties should contact North Somerset Council.

Energy Performance: **Band D (82)**

LEGAL COSTS

Each party will be responsible for their own legal and surveyor's costs in the transaction.

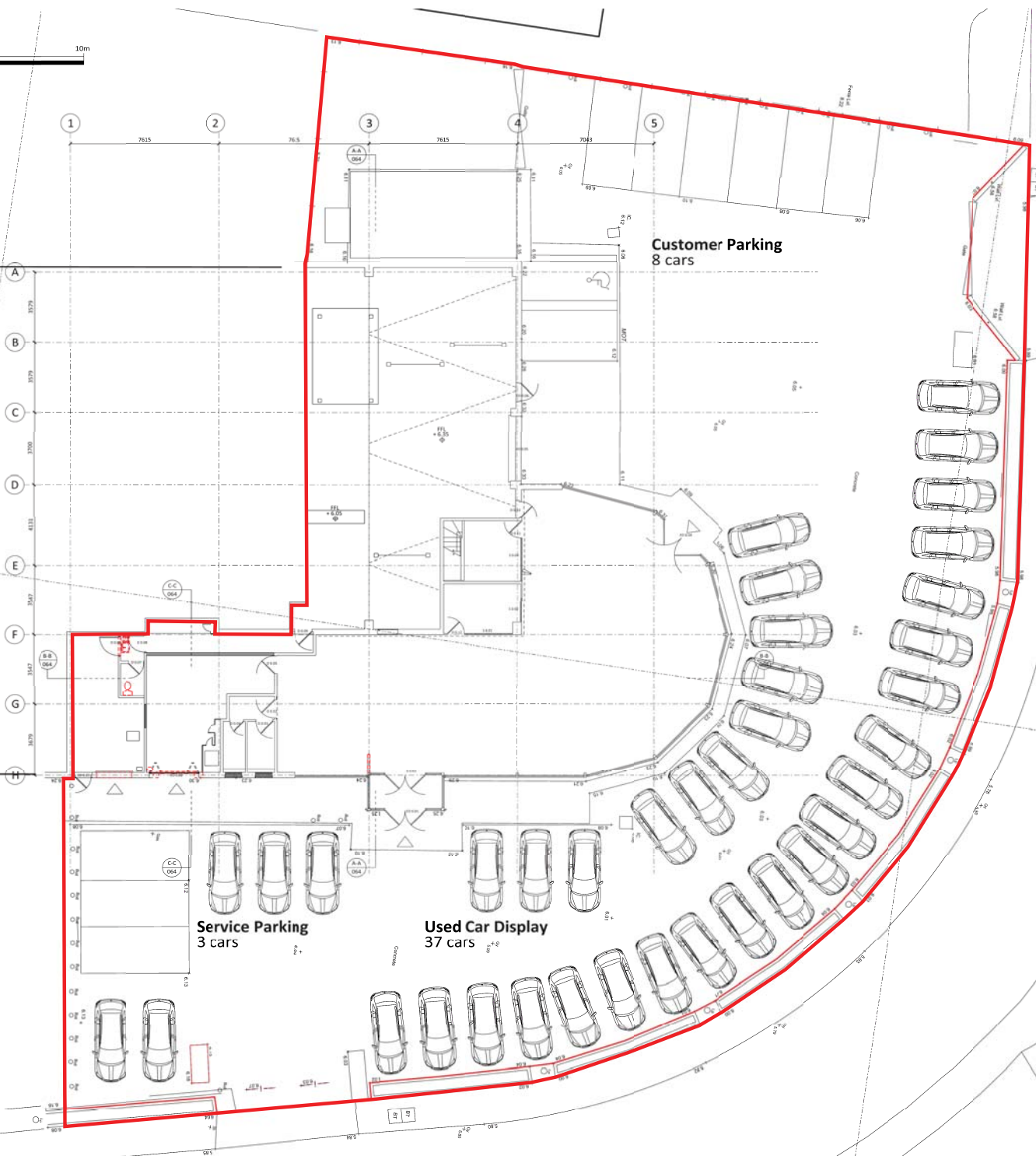
FURTHER INFORMATION AND VIEWING

Please contact **Nigel Hatfield** **01823 353033 / 0796 838 0056** nhatfield@hatfieldwhite.co.uk



Key

--- Element to be stripped out as part of the works



**Blade Skoda
Weston-Super-Mare**

StubbsRich

Drawing title		Drawing number & revision		Amendments	
Strip Out Plan - Ground Floor		3103 / 105 / -		First Issue	
Drawn by	Checked by	A1 Scale	A3 Scale	Date	Status
MK	MR	1:100	1:200	23 Sept 2014	Tender

Stubbs Rich LLP | The Ice House | 124 Walcot Street | Bath | BA1 5BG | tel 01225 827448 | www.stubbsrich.com
© [UK 2014] Stubbs Rich LLP. Responsibility is not accepted for errors made by others in scaling from this drawing.