

HUDSON & Co

***DUE TO RELOCATION
AVAILABLE 30TH SEPTEMBER 2025***

**Former Car Dealership /
Vehicle Rental
Site 0.77 acre (0.31 ha)
MARSH BARTON EXETER**



7 Trusham Road, Marsh Barton, EXETER, EX2 8QH

Prominent Position on Main arterial route thru Marsh Barton

Long Established Car Sales Site

Showroom: 2,349sq.ft / Workshop: 2,715sq.ft

Forecourt: 50 car Display / Rear Parking: 20 – 30 Spaces

Current Occupiers: Days Vehicle Rental

TO LET

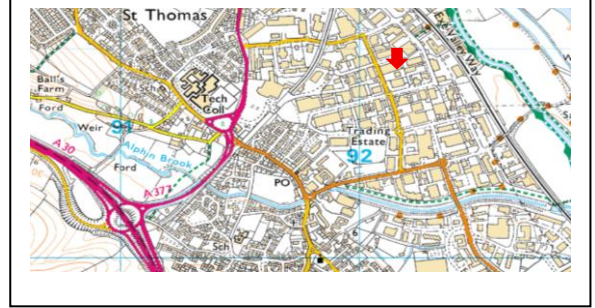
(May Sell)

01392 477497

7, Trusham Road, Marsh Barton, EXETER, EX2 8QH

LOCATION: Occupying a prominent position on Trusham Road, the main arterial route through Marsh Barton Trading Estate close to motor dealers, and retail warehouse operators.

Marsh Barton is Exeter's main industrial / trading estate and along with Matford is one of the UK's largest concentrations of motor dealerships, located approximately 3 miles south of Exeter city centre with excellent links, via the A30 dual carriageway, to the M5 motorway to the north and the A38 / A380 to the south.



DESCRIPTION: The property comprises of a purpose-built vehicle dealership, previously associated with Chevrolet and Saab, and comprising of a ground floor canopied entrance, main showroom with adjacent w/c facilities, rear workshop together with a detached valeting bay and washdown area. At first floor level, which used to be used for car display, in an open plan arrangement, there are offices, staff & toilet amenities and a mezzanine mechanics rest area. A large tarmac forecourt offers a substantial 50 car display parking area, and to the rear there is further parking accessed from each side of the building providing up to 20 / 30 car spaces.



ACCOMMODATION:

GROUND FLOOR

Showroom:	218.30sq.m	2,349sq.ft
Workshop / Stores:	252.32sq.m	2,715sq.ft

FIRST FLOOR

Offices / Stores:	188.28sq.m	2,026sq.ft
Kitchen:	3.71sq.m	40sq.ft

MEZZANINE

Rest Area:	11.80sq.m	127sq.ft
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EXTERNAL AREAS

Display / Forecourt:	50 Car Display	
Rear Yard:	20-30 Car Spaces	
Valet Bay:	47.39sq.m	510sq.ft

(All areas are approximate and calculated on a gross internal area basis)

SERVICES: We are advised that the property is connected to mains water, drainage, gas & electricity (3-phase)

RATING:

Description:	Car Showroom & Premises
Rateable Value:	£92,500

PLANNING: The property has been used as a car dealership site for many years, and more recently as a vehicle rental site. Interested parties should address their planning enquiries to Exeter City Council.

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ENERGY PERFORMANCE CERTIFICATE (EPC): EPC Rating C

VAT: We are informed that the property is not elected for VAT purposes

TERMS: The property is available on a new lease, either as a whole or separately as the building only separate from the forecourt. Full details on terms available on application. Alternatively, our client may consider a sale.

LEGAL COSTS: Each party to pay their own costs in the case of a sale. The incoming tenant to pay a 50% contribution towards the landlord's legal costs in connection with a letting.

VIEWING & FURTHER INFORMATION:

Strictly by appointment through the sole agents:

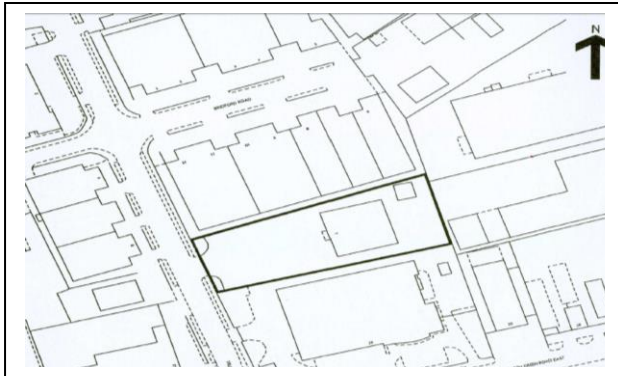
HUDSON & Co. – Commercial Property Specialists in the South West

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Whilst every effort has been made to ensure the accuracy of these particulars, they are prepared for guidance only and do not form part of any contract

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