

HUDSON & Co.

Rare Opportunity

FORMER SAAB / CHEVROLET DEALERSHIP



MARSH BARTON EXETER

****Long Established Car Dealership Site in Prominent Position****

****on major estate road****

****Showroom & Workshop: 6,782 sq ft First Floor / Mezzanine: 2,396 sq ft****

****Approx 60 car display****

**** Site area: Approx. 0.77 acre****

****Close to VW /Audi, Skoda, Nissan & Mitsubishi Dealerships****

****New Lease / Competitive Terms****

TO LET

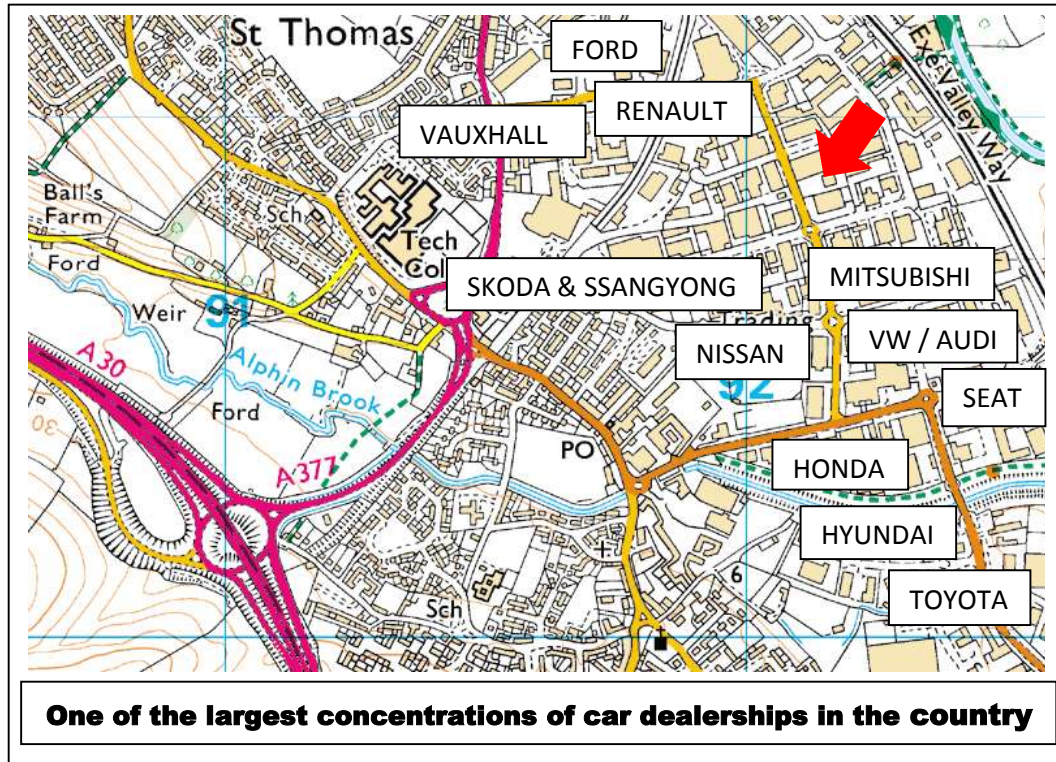
01392 477497

Unit 10 Trusham Road, Marsh Barton, Exeter EX2 8QH

LOCATION: The property is located in a prominent position on Trusham Road, the main arterial route through Marsh Barton Trading Estate, approximately 3 miles south of Exeter City Centre. A number of car dealerships and retailers are located in the immediate vicinity, as well as Majestic Wine, Machine Mart, Screwfix and Topps Tiles.

Marsh Barton is Exeter's main trading estate and benefits from good access to the M5, A30 and A38.

Exeter is a vibrant growth hub in the south west serving an extensive catchment in addition to its resident population of circa 117,000.



DESCRIPTION: A purpose-built car dealership occupying a level site of approx. 0.77 acre, with a low wall to the road frontage providing both security and excellent visibility. The facility has a typical configuration, comprising a 50 plus car display forecourt with a two storey building to the rear providing a showroom, offices, staff amenities and a workshop on the ground floor and additional offices and storage at first floor level with a mezzanine accommodating a staff rest area. The workshop is accessed from the back of the building where there is a yard and detached valet bay and storage unit.

ACCOMMODATION:

SHOWROOM / WORKSHOP

GROUND FLOOR:

Showroom: Area: 218.80 sq m 2,355 sq ft

Workshop: Area: 310.90 sq m 3,347 sq ft

FIRST FLOOR:

Offices / Stores: Area: 210.49 sq m 2,266 sq ft

MEZZANINE:

Rest Area: Area: 12.04 sq m 130 sq ft

EXTERNAL AREAS:

Display Forecourt: Approx 50 car display spaces

Valet Bay: Area: 47.38 sq m 510 sq ft

Lean-to Store: Area: 52.90 sq m 570 sq ft

Rear Yard: Approx: 30 car spaces

All areas are approximate and measured on a gross internal basis

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The Showroom has a canopied entrance to a well-appointed showroom benefitting from spotlighting, air-conditioning and two up and over loading doors (4.57m wide x 3.37m high). The workshop has strip lighting, and 3 concertina loading doors (4.25m wide x 3.73 high). The first floor comprises various offices, some air conditioned, male & female toilets, a kitchenette & parts store. The valet bay has a single roller shutter loading door (5.87m wide 3.86m high.). Both the forecourt and the rear yard are tarmac surfaced.



SERVICES: We are informed that all mains services are connected or are available to the property.

RATES: Rateable Value: £76,000

EPC: Energy Performance Rating C

TERMS: The property is available on a new lease at competitive terms. Full details on application.

VAT: We are informed that Vat at the standard rate is applicable to the rent.

LEGAL COSTS: Each party to bear their own legal costs on this transaction.

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment

Through the Landlord's Sole Agents:

HUDSON & Co.

Contact: David Edwards / Sue Penrose

Tel: 01392 477497 / 01548 831313

info@hudsoncom.co.uk / www.hudsoncom.co.uk

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.