



Auto Assistance, 6 Speedwell Close, Chandlers Ford S053 4BT

**FOR SALE**

Detached Garage / Trading Business

**4,921 Sq Ft  
(457 Sq M)**



# Auto Assistance, 6 Speedwell Close, Chandlers Ford S053 4BT

## DESCRIPTION

The property comprises a detached industrial unit/garage of steel portal frame construction with part brick/part profile clad elevation and a new profile sheet roof with translucent panels. Internally the unit provides a fully fitted garage which is accessed via 5 roller shutter loading doors or a separate reception entrance. WC facilities are provided in both the workshop and reception. Externally there is a loading area and front forecourt parking. Business also for sale.

- ✓ 5x Roller shutter doors 3.65 (w) x 3.65m (h)
- ✓ Forecourt loading/parking
- ✓ MOT equipment/car ramps
- ✓ Mezzanine storage/offices
- ✓ 4.75m eaves height



## LOCATION

The property is situated at the head of Speedwell Close, off Mayflower Close, which connects with School Lane, the main arterial route through Chandlers Ford Industrial Estate, which is west of J12 and J13 of the M3 motorway and close to J5 of the M27.

Eastleigh town centre, Southampton International Airport and mainline railway station is approx. 2 miles to the east of J13.

## ACCOMMODATION

| Gross Internal Areas  | sq ft        | sq m       |
|-----------------------|--------------|------------|
| Main Garage/Reception | 3,864        | 359        |
| Mezzanine Storage     | 547          | 51         |
| First Floor Offices   | 510          | 47         |
| <b>Total</b>          | <b>4,921</b> | <b>457</b> |

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

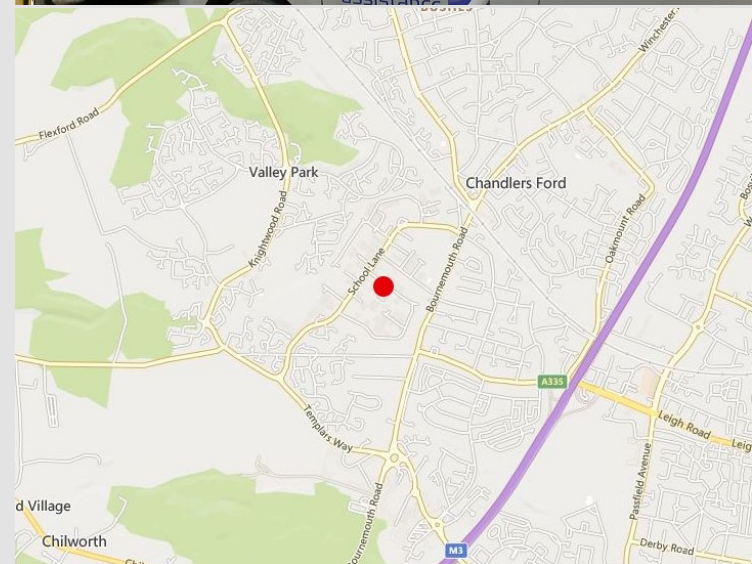
## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## TERMS/PRICE

The property freehold is offered with vacant possession or by way of transfer of going concern with the benefit of the trading business. Freehold price is £800,000.

**EPC** The Energy Performance Asset Rating is C59.



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Regulated by RICS 25-Nov-2022

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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