

## Detached car showroom & workshop available freehold

Providing a total GIA of approximately 10,463 sq ft (971.98 sq m)

On a site area of 0.56 acres (0.23 ha)

FOR  
SALE



#### Summary

- Modern purpose built car showroom
- Rare freehold with vacant possession
- Established trade and automotive location
- Showroom area of 3,645 sq ft (338.6 sq m)
- Workshop area of 6,817 sq ft (633.33 sq m)
- Total GIA 10,463 sq ft (971.98 sq m)
- Total site area of 0.56 acres
- Suitable for various uses (stp)

#### Location

The property is situated on a popular and established trading estate approximately two miles north of Bury St Edmunds town centre. Nearby occupiers include Volvo and Morgan Car dealerships, Rubicon Computer Systems, Abbey Labels and leisure facility Curve Motion.

Bury St Edmunds is an attractive and prosperous market town which forms the commercial and administrative centre of West Suffolk. The town has excellent road connections serving East Anglia and linking to the national motorway network via the A14 & A11.





### Description

The property comprises a detached purpose built car dealership with forecourt display and secure rear yard. The showroom provides full height glazed frontage and customer entrance from Lamdin Road. The internal specification includes tiled floors, suspended ceiling with spot-lighting, comfort cooling and ancillary sales offices.

To the rear of the showroom a clear span workshop is provided with two full height roller doors leading to the rear yard. The specification includes power floated concrete floors and sodium lighting. The rear yard is secure and laid to tarmac with closed board fencing.

### Accommodation

The following approximate gross internal floor areas are provided.

FLOOR	DESCRIPTION	SQ FT	SQ M
Ground	Showroom & offices	3,645	338.64
	Workshop	6,817	633.33
<b>TOTAL</b>		<b>10,463</b>	<b>971.98</b>

### Business Rates

The property appears in the 2023 Rating List with a Rateable Value of £83,000.

### Planning

The property was originally granted planning on 6 September 1989 under application E/89/2234/P for the *'Erection of car showroom with associated workshops and parking areas and construction of access as amended by plans received on 29 June 1989.'*

### Tenure

Freehold with vacant possession.

### Price

£1.35 million (one million three hundred and fifty thousand pounds).

### Energy Performance Certificate

E-119 valid until February 2026.

### Anti Money Laundering

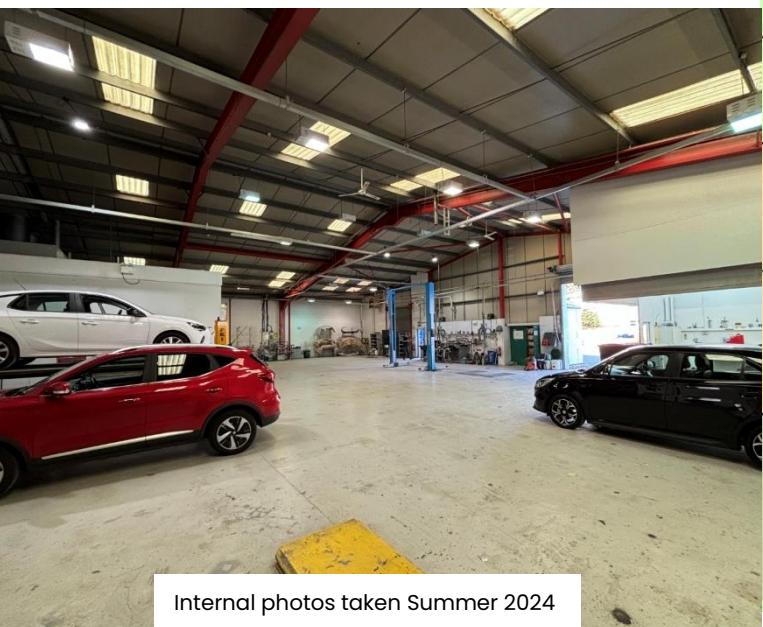
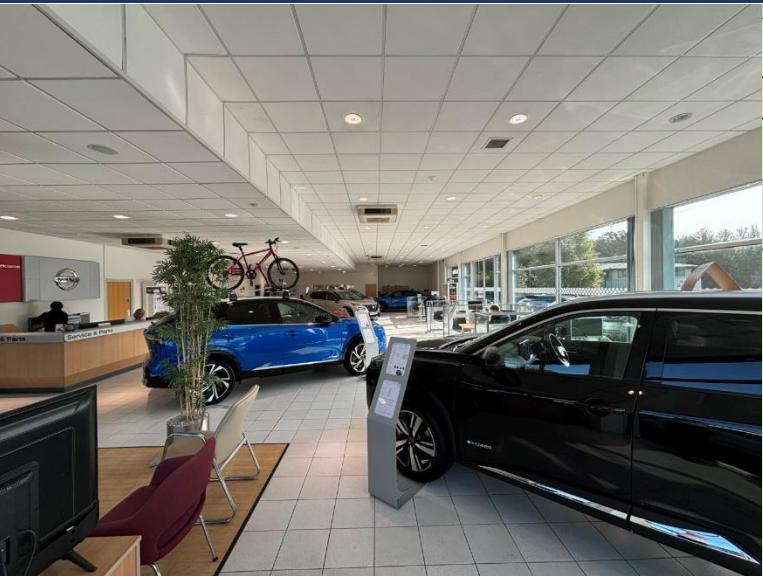
The proposed buyer will be required to provide proof of identity and address to the selling agent prior to instructing solicitors. Proof of funding will also be required.

### VAT

VAT is payable on the asking price.

### Viewing & Further Information

Contact Hazells on 01284 702626 or email;  
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