

CAMBRIDGE MOTORS
366 NORTHRIDGE WAY
HEMEL HEMPSTEAD

HP1 2AD

KEY DETAILS

- Motor sales use
- Prominent roadside site
- Storage for up to 45 vehicles
- Fenced site
- Local amenities nearby
- Assignment of lease with low passing rent
- Established 30+ year trading location
- Retirement assignment/sale

DESCRIPTION

The property comprises a secure, fully fenced hardstanding forecourt extending to approximately 6,824 Sq.ft, with capacity to accommodate around 45 vehicles, making it well suited for motor sales, fleet hire or open storage uses.

Positioned to the rear of the site is a self-contained modular building. The accommodation benefits from mains electricity and water, providing a practical base for forecourt operations and offering office accommodation for management, administration or customer-facing activities. The site benefits from a self-contained layout with secure perimeter fencing, allowing for efficient day-to-day operations and a high level of security.

The property is being offered for assignment / sale due to the owner's retirement, following more than 30 years of successful trading from the site. This presents a rare opportunity to acquire a well-established site.



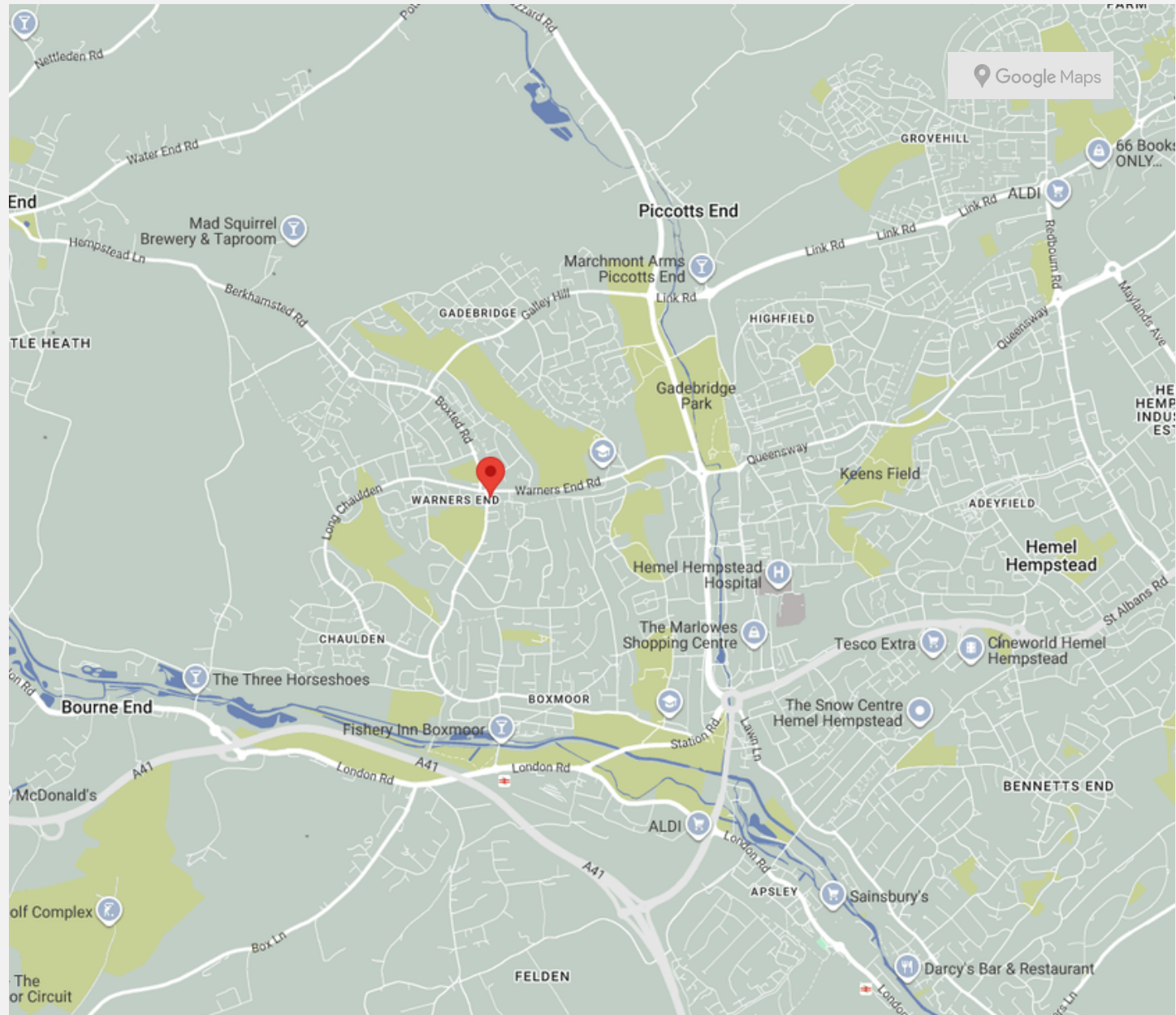
LOCATION

The property is situated at the top of Northridge Way in the area of Hemel Hempstead known as Warners End. The surrounding area of Northridge Way consists predominantly of residential housing, with local amenities including schools, GP surgeries and a parade of shops including a newsagents and Tesco Metro. An Asda petrol station is situated to the side of the site.

Hemel Hempstead railway station is approximately 0.9 miles away. The M1 is 4.1 miles and the M25 (J21) can be accessed via the A41 bypass and is only 10 minutes away.

TRANSPORT

-  A41 Bypass (Hemel) - 1.7 miles
-  M25 (J21) - 2 miles
-  M1 (J8) - 4.1 miles



ACCOMMODATION

Area	Size Sq.m	Size Sq.ft
Forecourt	634.00	6,824
Modular Office	25.36	273

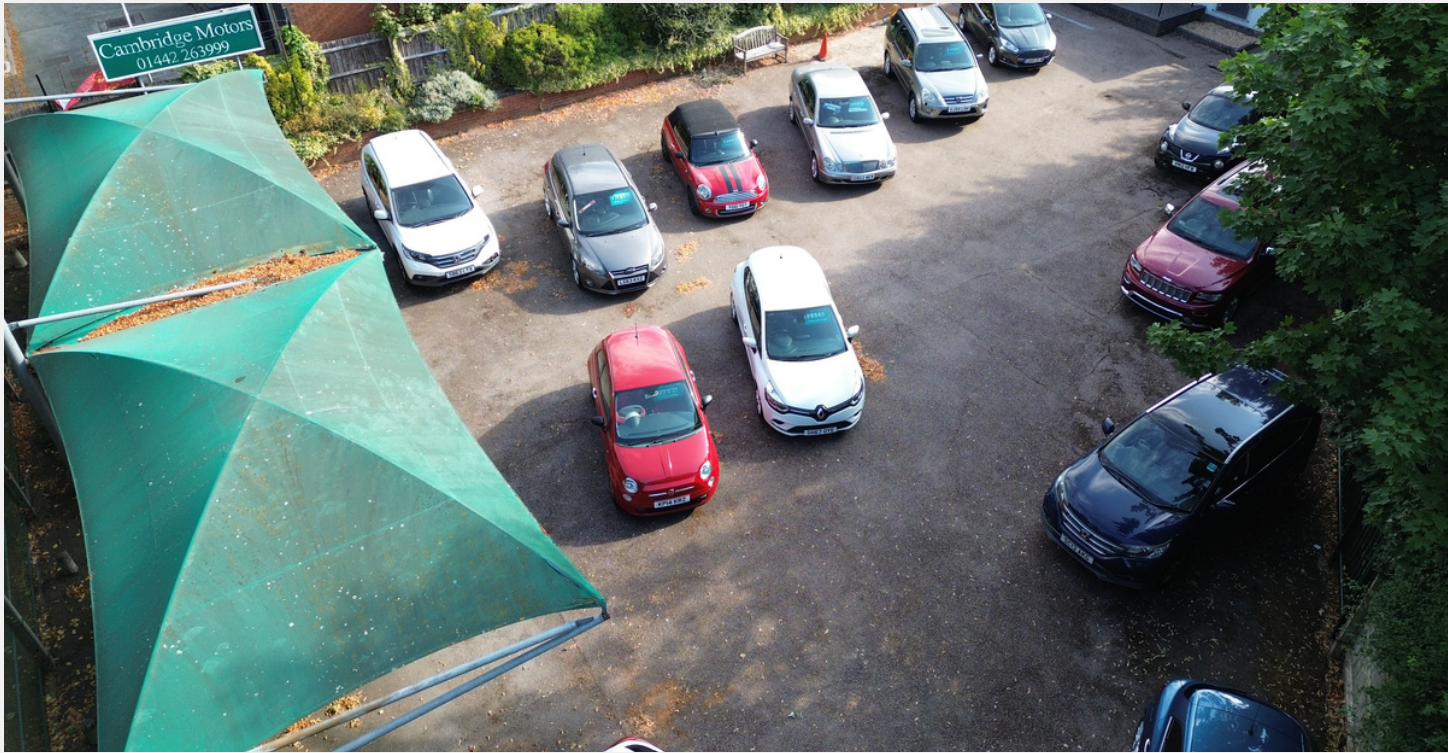
Modular Office Site Area: 0.017 acres (yellow)

These areas are approximate and in the case of the building have been calculated on a gross internal basis.

RENT

The forcourt is available by way of an assignment of the existing lease, which is held between the current tenant, trading as Cambridge Motors, and Dacorum Borough Council. The lease commenced on 9 June 1997 and expires on 8 June 2037. It benefits from security of tenure under Part II of the Landlord and Tenant Act 1954.

The parcel of land on which the modular building is situated is held under a separate freehold title. Accordingly, the successful assignee will be required to acquire the freehold interest in this parcel in addition to taking an assignment of the lease. The freehold price is available upon application.



RENT

The rent passing is £16,250 per annum exclusive.

FREEHOLD DEMISE

On application

EPC

Awaiting confirmation.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £22,000. The rates payable will be a proportion of this figure.

For rates payable please refer to the Local Rating Authority, Dacorum Borough Council - 01442 228000.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

LEGAL COSTS

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



CONTACT

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