TO LET

MODERN CAR SHOWROOM AND WORKSHOPS

sibbett gregory



STONY LANE, CHRISTCHURCH, BH23 1EZ



- High quality motor trade facility incorporating showroom, modern workshops, valet facility, offices and ancillary accommodation
- Prominent and established trading location on Stony Lane
- Excellent transport links via nearby A35
- Generous vehicle display and parking provision



LOCATION

The property occupies a prominent town centre location fronting Stony Lane, an established trading location in Christchurch and a popular destination for motor dealerships, trade and retail occupiers.

The subject property adjoins Penton Business Park, a modern trade park attracting national occupiers including Tool Station, Triumph Motorcycles and National Tyres. Other occupiers on Stony Lane include Magna Mazda and Horizon Honda dealerships, B&Q and Currys/PC World.

Stony Lane benefits from direct access to the A35, which is a main east-west south coast road link with easy access to nearby Christchurch town centre (approximately 1 mile west).

DESCRIPTION

The property comprises a substantial car showroom with ancillary office, workshop and storage accommodation. It has operated as a motor dealership for many years, with previous occupiers including Peugeot, Jeep, Toyota, Kia and most recently BYD.

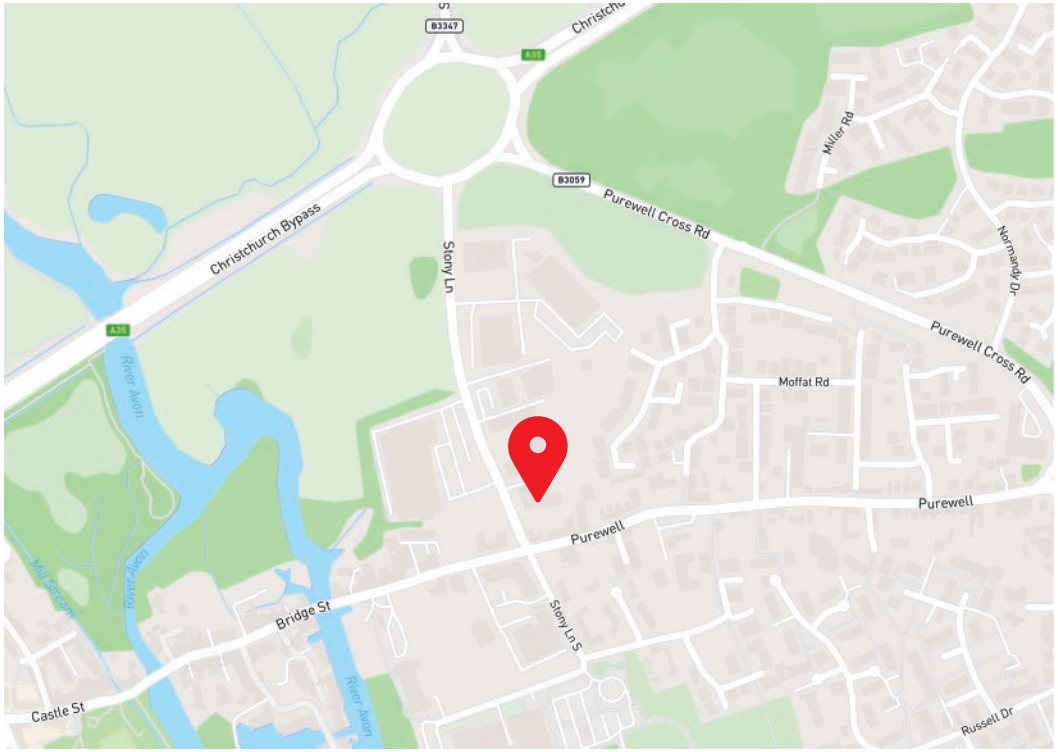
Vehicular access is directly off Stony Lane, via a wide driveway serving the showroom, forecourt, rear car park and workshop facilities. The forecourt accommodates 18 vehicle display spaces, with a further 6 visitor spaces along the northern boundary and 32 spaces within the rear car park. The building benefits from modern steel cladding, extensive glazing and a prominent showroom frontage, with multiple vehicle and pedestrian access points. Internally, the showroom is fitted to a high standard, incorporating suspended ceilings, LED lighting, tiled flooring, glazed partitions, office suites and display areas. Additional facilities include kitchen and staff accommodation, public WCs and air conditioning to much of the showroom and office space.

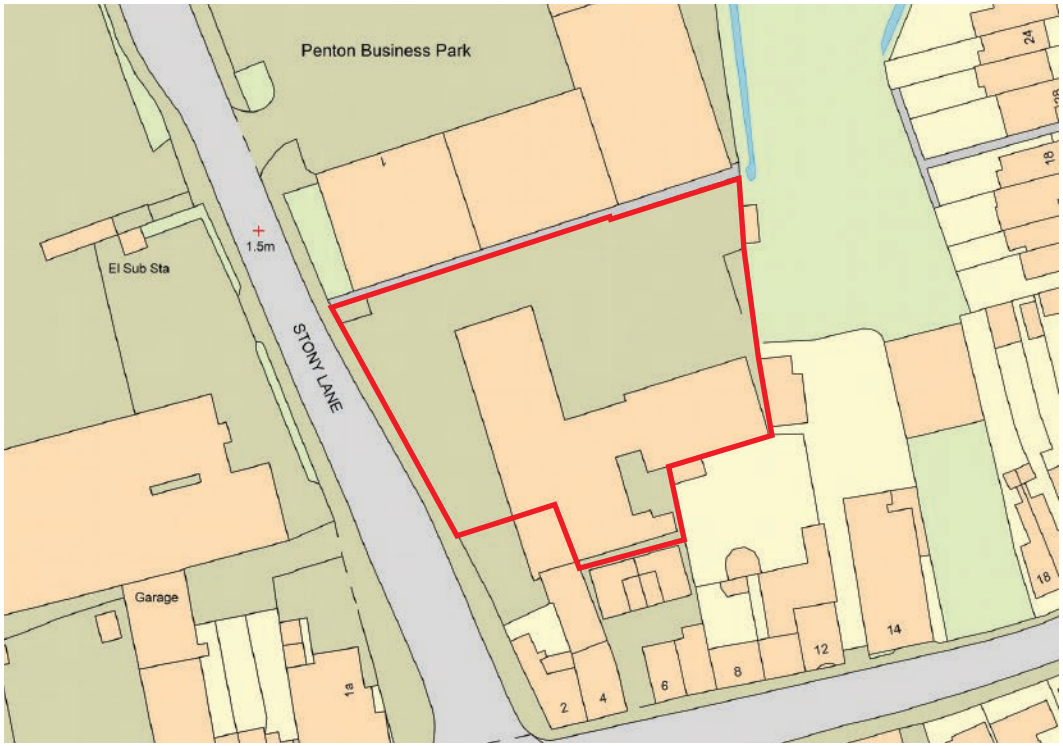
To the rear is a modern workshop/MOT centre with minimum eaves heights of approximately 4m, two electric loading doors, three two-post vehicle lifts and a recessed inspection ramp*.

A covered link connects the main workshop to a separate valet area, parts storage, administration and office accommodation. The valet workshop has minimum eaves of approximately 3.2m and includes a two-post vehicle lift*. The valet area benefits from a roller shutter door leading to an external washing yard. Two external outbuildings provide further storage. Both workshop areas benefit from gas-fired blown-air heating.

Externally, the forecourts and yard are surfaced in tarmacadam with marked parking bays. Two EV charging points are located to the rear of the showroom. The overall site extends to approximately 0.6 acres.

**Workshop equipment has not been tested and may need to be recertified.*





ACCOMMODATION

The property has the following approximate Gross Internal Areas:

Description	sq m	sq ft
Showroom	205.03	2,207
Offices / Admin	54.67	588
Lean To Store	15.39	166
Staff / Ancillary / Store	105.14	1,132
Rear Workshop / MOT Bay / Covered Link	240.50	2,589
Rear valet workshop	99.23	1,068
External Stores	17.10	184
GIA	**737.06**	**7,934**
Forecourt and rear parking		
Front display	**18**	
Customer parking	**6**	
Rear car park	**32**	

TENURE

The property is available by way of a new effective full repairing and insuring lease for a term to be agreed.

RENT

£110,000 per annum.

Rent is exclusive of buildings insurance, VAT and business rates.

PLANNING/ALTERNATIVE USES

The premises have most recently been used as a main dealership car showroom with rear workshop.

The property is considered suitable for a variety of commercial uses subject to necessary consents.

EPC

The property has an energy rating of C-67. A copy of the full EPC is available on request.

BUSINESS RATES

We have searched the Valuation Office Agency (VOA) website which indicates that this property is included in the current Rating List as follows:

Description: Car Showroom & Premises
Rateable Value: £127,000 with effect from 1 April 2026

The Rates Payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually. Interested parties are therefore encouraged to contact the Local Rating Authority directly.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Viewing by appointment with the sole agents Sibbett Gregory.

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FINANCE ACT 1989
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

IMPORTANT NOTE
At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

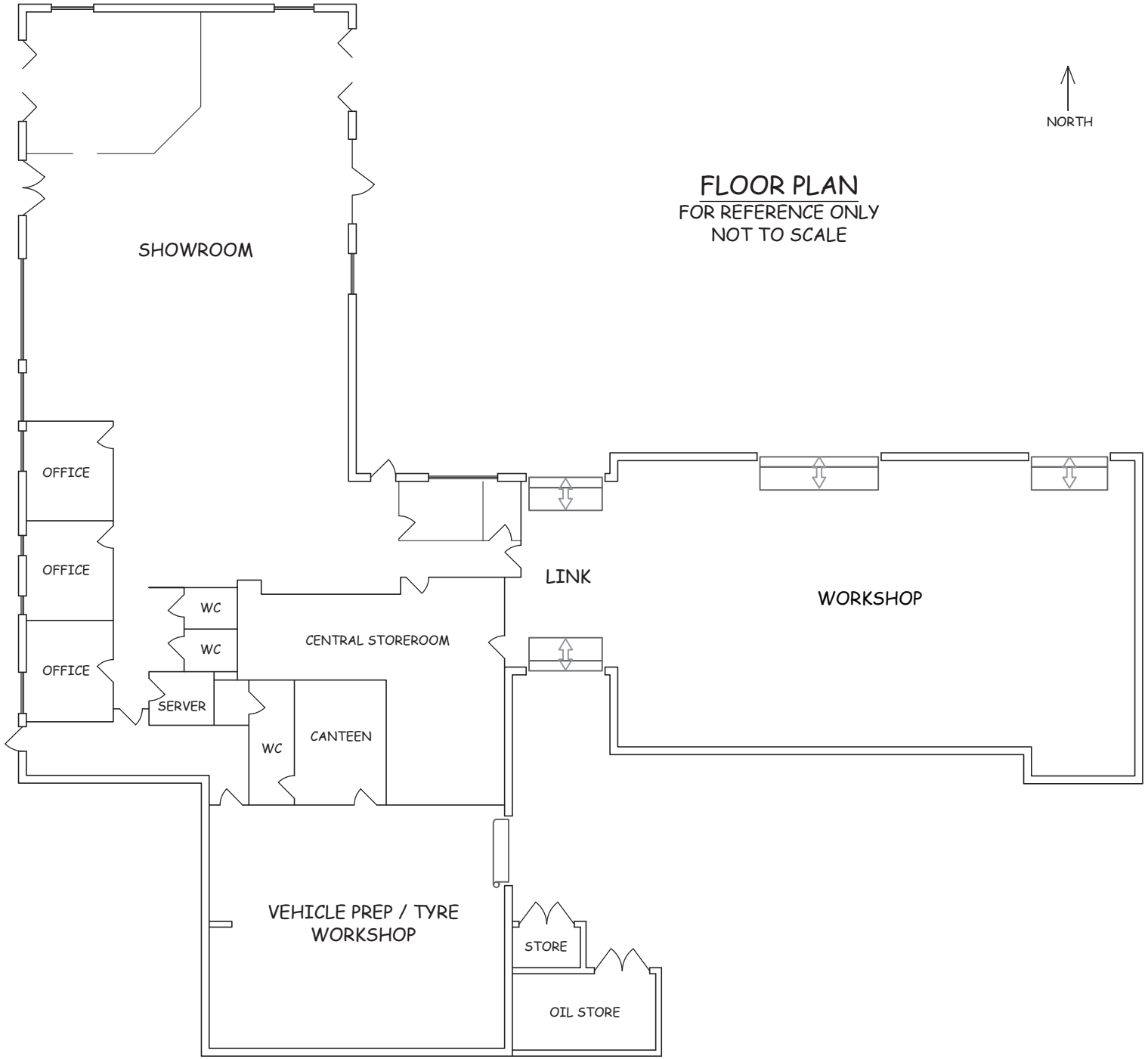
IDENTIFICATION
Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.



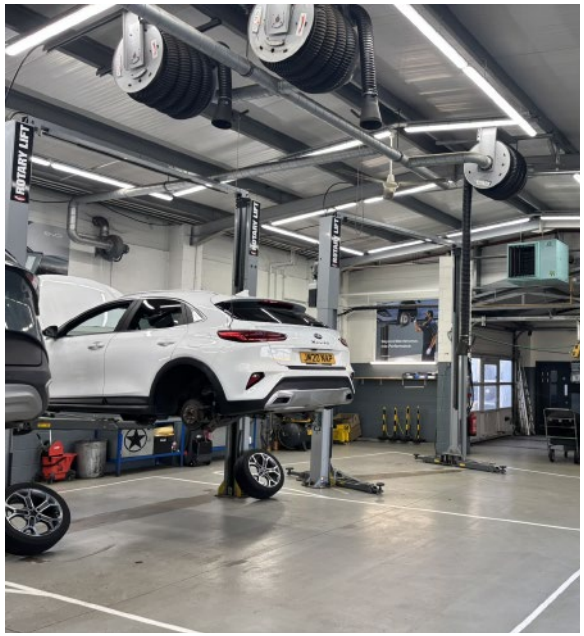


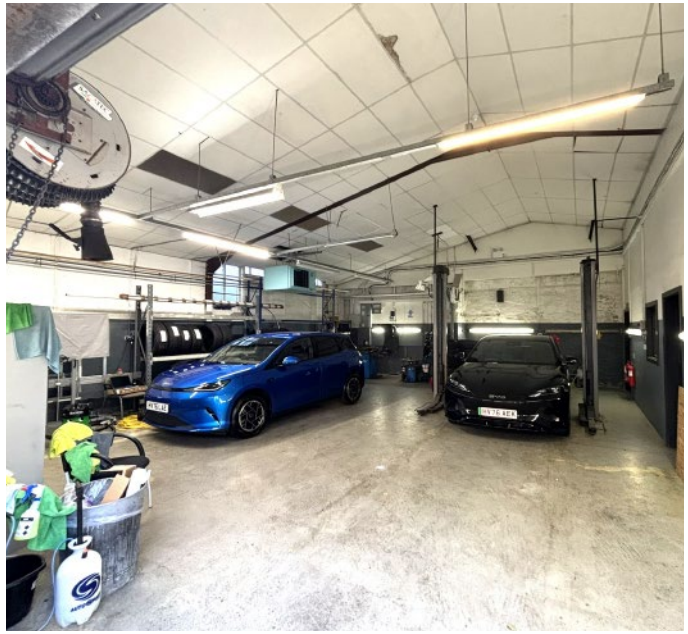
FLOOR PLAN

FOR REFERENCE ONLY
NOT TO SCALE

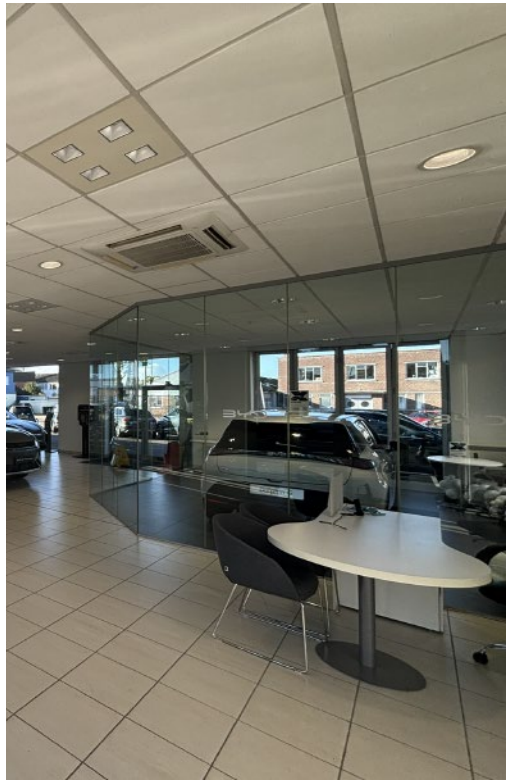





ROTARY LIFT




ROTARY LIFT




BYD
BYD SEALION 7