

Car Dealership Premises - **FOR SALE**

Mercedes, Chainbridge CI

Belton Road, Loughborough, LE11 1QB



Key Highlights:

- Prominent location fronting the A6004 in the main car dealership cluster with Kia, VW, Toyota, Vauxhall, Ford, and Nissan all represented
- 15,619 sq ft (1,451.06 sq m) on 1.92 acres (0.78 hectares)
- Ample parking for approximately 185 vehicles
- Freehold
- Prime location just 0.4 miles from the A6, providing easy access to Junction 24 of the M1 motorway
- Established commercial area with nearby occupiers including B&Q, Home Bargains, B&M Stores, Toolstation, and Aldi

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Location

The property is in a prominent location fronting the A6004 Belton Road, close to its traffic light junction with the A6, which is the predominant automotive and retailing location in Loughborough. To the east are Kia, Volkswagen, Toyota, and Vauxhall dealerships with a Ford and Nissan dealership opposite. Alongside this is a number of retailers including B&M Stores, Homes Bargains, B&Q, and Toolstation.

Description

The property comprises a composite car dealership providing a pentagon shaped showroom which is double height in places, along with offices and ancillary space. The showroom area has space to display up to 13 cars. To the rear is a workshop with room for 8 ramps. To the first floor is further office and ancillary space. Externally the site provides extensive display and car parking along with detached valeting bays.

Accommodation

The accommodation comprises of the following areas:

Site area is 1.92 acres (0.78 hectares)

	Sq Ft	Sq M
Showroom	4,344	403.54
Offices and ancillary	2,063	191.69
Parts	1,835	170.52
Workshop	3,903	362.56
Valeting bay	1,012	94.01
First floor offices and ancillary	2,462	228.74
TOTAL GIA	15,619	1,451.06

Parking	No. of Spaces
Display	40
Customer parking	14
Compound parking	131
TOTAL	185

Viewings

Viewings to be arranged strictly by appointment with the sole selling agent only.

Tenure

Freehold

Price

£2,300,000

VAT

The property is elected for VAT.

Rateable Value

£130,000 effective from 1st April 2023

EPC

C (63)



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