

Prominent Vehicle Dealership

3 Churchfields, Kidderminster, DY10 2JL

Colliers

To Let/ May Sell



- Prominent main road facility fronting the A456
- Accommodation extending to approx. 9,967 sq ft (926 sq m)

- Site area of circa 0.87 acres (0.35 ha)
- Good quality dealership suitable for vehicle retailing or alternative uses.

- Immediately available, subject to vacant possession.

John Roberts

Automotive and Roadside
+44 7795 010131
John.Roberts@colliers.com

Daniel Pallett

Automotive and Roadside
+44 7874 883074
Daniel.Pallett@colliers.com

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Location

The property is situated fronting the A456, St Marys Ringway, in the Worcestershire town of Kidderminster. Kidderminster lies approximately 15 miles west of Birmingham and some 15 miles north of Worcester. The town has population of circa 57,400 (2021 census).

The A456 lies at the heart of Kidderminster's road transport infrastructure running east to west providing access Kidderminster's town centre as well as providing access to M5 motorway at Junction 3, approximately 11 miles west of the subject property.

Towards the north of the site is a new housing development to the south of the subject property is Kidderminster town centre providing a range of amenities to include Swan Shopping Centre and Weavers Wharf Shopping Centre.

Description

The property comprises a purpose built vehicle dealership extending to approximately 9,902 sq ft (902 sq m) on a plot of circa 0.87 acres (0.35 hectares). Externally, there are display, customer and storage spaces for circa 110 vehicles.

The built accommodation is arranged over the ground floor only. The accommodation provides a showroom capable of displaying ten vehicles and incorporates a customer waiting area.

Towards the rear of the showroom there are two sales offices, WC's and a small kitchenette. There is a parts area and workshop accessed off the showroom, the workshop provides MOT facilities and several ramps.

The building is mostly of steel frame construction with pitched and flat roofs. The property benefits from glazing to the front and the side elevation of the showroom, whilst the remaining elevations are either brick or profile steel clad.

Accommodation

The approximate Gross Internal Floor areas can be broken down as below:

Floor	Area	Sq M	Sq Ft
Ground	Showroom	430	4,628
	Service Reception	32	344
	Office	30	319
	Ancillary	36	385
	Workshop Control	7	78
	Workshop	346	3,724
	Parts	38	411
	Workshop Mezzanine	7	74
TOTAL APPROX		926	9,967

Site area

The site extends to approximately 0.87 acres (0.35 acres) providing a low site coverage of approximately 26.10%

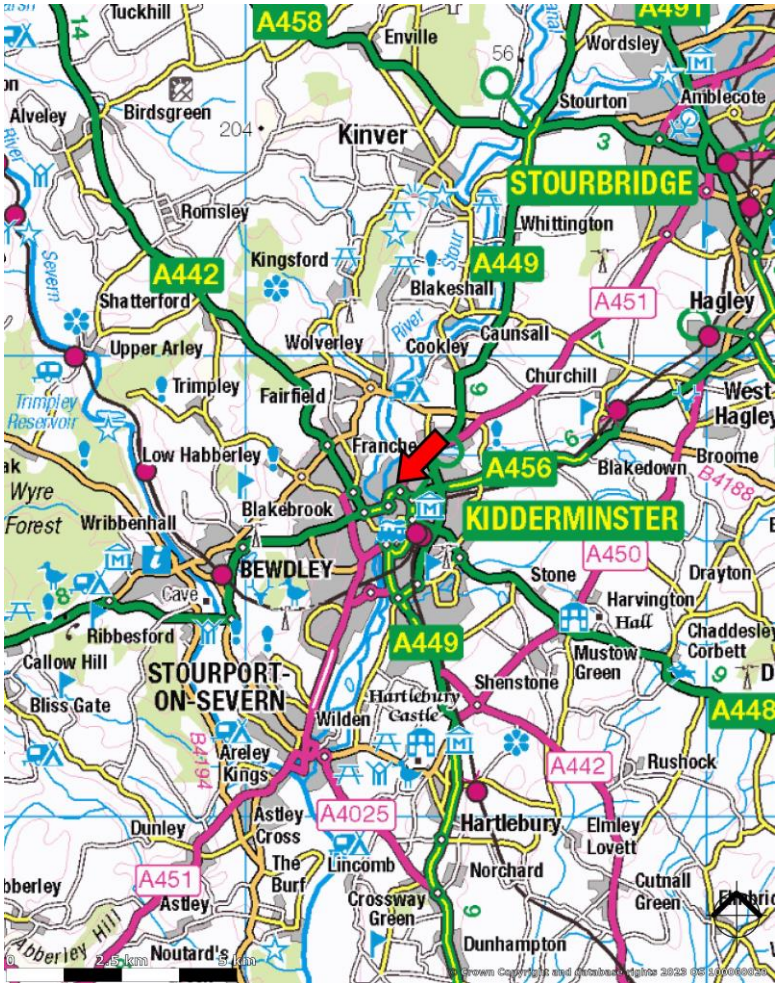
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Use

The property currently has a Sui Generis planning consent for vehicle dealership purposes. Any alternative use will need the required consents and interested parties should enquire at the Local Authority, Wyre Forest District Council.

Terms

The property is available by the way of a new full repairing and insuring lease, on terms to be agreed, subject to vacant possession and contract.

Alternatively, the freehold may be available.

The previous occupiers rented additional land for car parking, some 12 spaces and a display area from an adjoining occupier. Further details to be provided to interested parties.

Equipment

Available via separate negotiations.

Rent

Rent on application.

VAT

The property has been elected for VAT.

Rateable Value

The unit is assessed for Business Rates purposes as follows:

Current Rateable Value - £78,000

Legal costs

Each party is to be responsible for their own legal and professional fees in connection with this transaction.

EPC

The property has a EPC rating of D (76)

Money Laundering

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Purchaser will be required to comply with our Anti-Money Laundering policy. Further details are available upon request.

Pictures

Please note the pictures were taken when previous when the previous tenant was in occupation.

Viewing / Further Information

For further information or to arrange a viewing please contact Colliers (details below) or our joint agents Fisher German.

John Roberts

Automotive and Roadside
+44 7795 010131
John.roberts@colliers.com

Daniel Pallett

Automotive and Roadside
+44 7874 883074
Daniel.Pallett@colliers.com

Mike Price

0121 561 7882
07909 596 051
Mike.price@fishergerman.co.uk

Jack Dutton

0121 561 7883
07814 069 462
Jack.dutton@fishergerman.co.uk

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