

FOR SALE (May Let)



Taunton Land Rover, Bridgwater Road, Monkton Heathfield, Taunton TA2 8BN

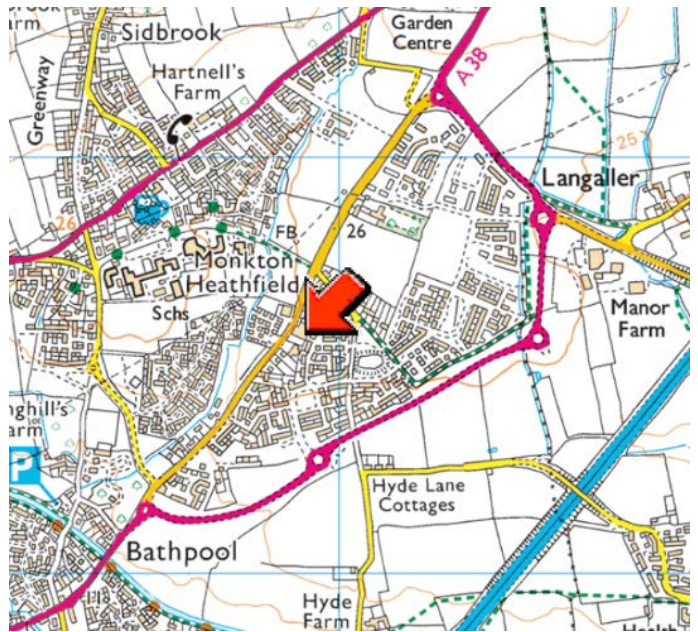
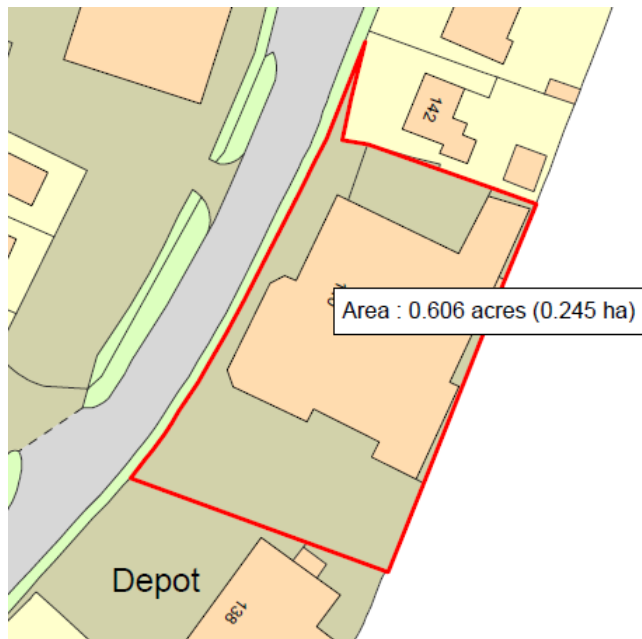
- Due to relocation of the Land Rover business
- Purpose built vehicle dealership extending to approximately 15,000 sq ft on a site of 0.6 acres
- Located fronting the former A38 within an area of residential expansion to the East of Taunton town centre.
- Suitable for existing or alternative uses, subject to the necessary consents

CONTACT US

Strictly by prior appointment
with Colliers International, through:

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Bridgwater Road, Monkton Heathfield, Taunton, TA2 8BN



LOCATION

The property is situated approximately three miles north east of Taunton Town Centre, within a mixed commercial and residential environment which has seen significant investment in new homes in recent years. The immediate surrounding area is of a mixed use nature, with occupiers including an ATS Tyre Centre to the southern boundary, a Jaguar dealership immediately opposite together with Taunton Vale Mobile Home Park. To the north development comprises residential dwellings with the newly constructed West Monkton Primary School beyond.

DESCRIPTION

The property comprises a purpose built vehicle dealership of steel portal framed construction providing a prominent showroom with double height glazing to the road frontage having office and ancillary accommodation to the rear with first floor offices above. To the rear and left hand side of the showroom is workshop and parts storage accommodation with a valeting bay towards the northern boundary.

PARKING

There is a tarmacadam parking forecourt to the south of the building providing c.25 parking and display spaces to the side of the building. In addition, there is additional yard to the northern boundary providing parking for c.10 vehicles together with feature display.



SITE

The property extends to approximately 0.606 acres (0.245 ha).

PLANNING

Parties are encouraged to make their own enquiries of Taunton Deane Council Planning Department.

The property currently trades as a car showroom and premises.

TENURE

The property is available freehold. Leasehold interest may be considered upon terms to be agreed.

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ACCOMMODATION

Description	Sq m	Sq ft
Showroom	198.97	2,142
Office	299.58	3,225
Stores	282.04	3,036
WC	13.6	146
Staff Mess	18.55	200
Circulation	43.59	469
Workshop	535.13	5,760
Plant	5.95	64
Total	1,397.41	15,042

ENVIRONMENTALS

Prospective parties will need to undertake their own investigations to satisfy themselves on environmental issues.

VAT

All prices and rents quoted are exclusive of VAT, which may be payable.

LEGAL COSTS

Each party is to be responsible for their own legal costs in this matter.

RENT/PRICE

Upon application.

FURTHER INFORMATION / VIEWING

For further information, please contact the sole agents, Colliers International.

