

# Modern Vehicle Dealership

Blackbird Road, Leicester, LE4 0AH

Colliers

To Let



- Prominent main road facility fronting the Blackbird Road / Groby Road intersection

- Located one mile from Leicester City Centre

- Accommodation extending to approximately 15,844 sq ft (1,475 sq m)

- Site area of circa 0.85 acres (0.344 ha)

- High quality dealership suitable for franchise or used car retailing

- Available by subletting until October 2028

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## Modern Vehicle Dealership

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### Location

Leicester is the largest city by population in the East Midlands region. The city is located approximately 30 miles south of Nottingham, 43 miles east of Birmingham and 34 miles north of Northampton. Major road networks near Leicester are the M1 & M69 motorways to the west of the city along with the A46 trunk road to the north.

The property is located one mile northwest of the city centre at a prominent crossroad intersection of Blackbird Road (B5327), Fosse Road North and Groby Road (A50), the latter being an arterial route within the city. The surrounding area is of mixed commercial use, notable occupiers include Aldi, Motor Parts Direct, European Car Parts, ATS Euromaster and Halfords Autocentre.

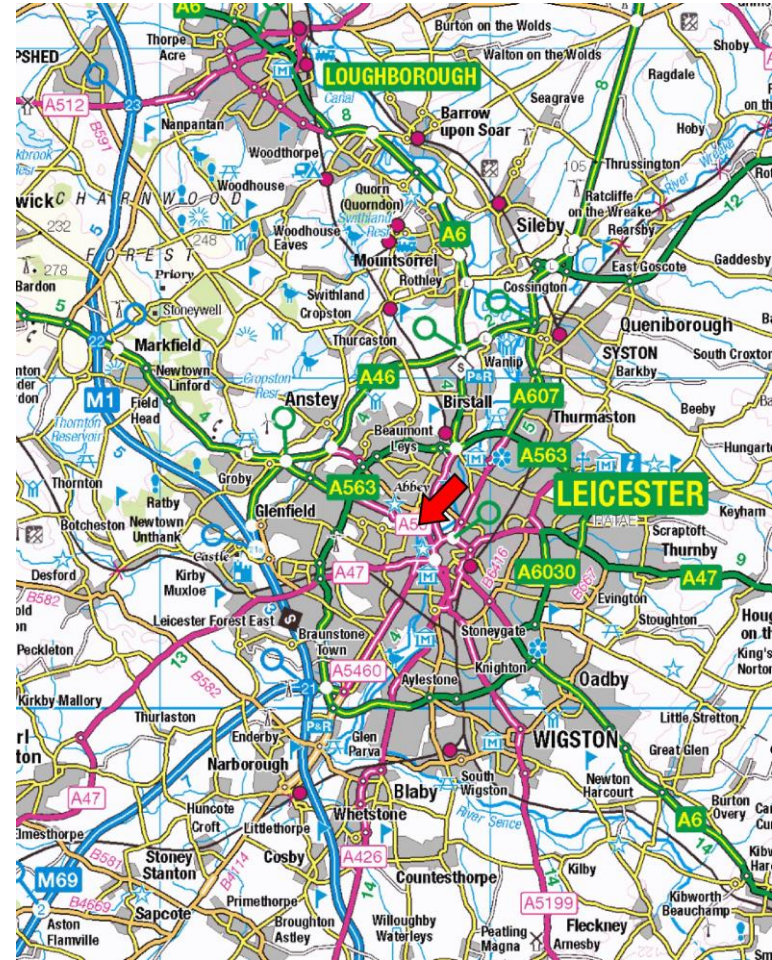
The following car retailing brands are located nearby; **Skoda** on Groby Road, **Volkswagen** on St Margaret's Way, **Peugeot / Citroen / DS**, **Nissan** and **Lexus** on Abbey Lane. Notable used car dealerships nearby are **Evans Halshaw Used Car Centre** and **Big Car Motoring World** (Leicester) which are both located on St Margaret's Way.

### Description

The property comprises a modern purpose built dealership consisting of about 15,844 sq ft (1,475.67 sq m) on a plot of circa 0.85 acres (0.344 ha).

The ground floor accommodation provides the following; a showroom capable of accommodating twelve vehicles, workshops with six service bays, an inspection bay, wet and dry valet bays, offices and ancillary stores. The first floor accommodation comprises open plan offices, cellular offices, a board room, data room, stores, canteen and workshop welfare facilities.

The external areas provide approximately 67 vehicle spaces of which 35 are display.



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Disclaimer:- Photographs taken whilst the existing Tenant was in occupation.





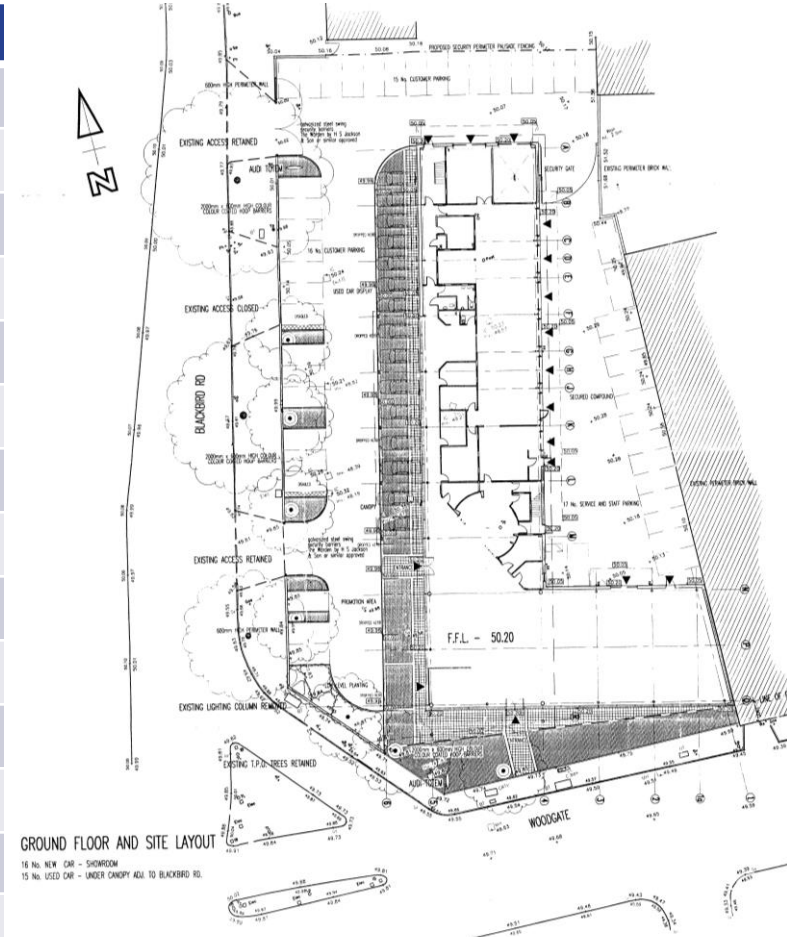
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## Accommodation

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

Floor	Area	Sq M	Sq Ft
Ground	Showroom	572.78	6,165
	Office	66.44	715
	Workshop	223.61	2,407
	Parts	70.01	754
	Ancillary	57.42	618
	Stores	7.80	84
	Wet Valet	29.81	321
	Dry Valet	64.02	689
	<b>Total Ground Floor</b>		<b>1,091.90</b>
First	Office	101.91	1,097
	Ancillary	130.68	1,407
	Stores	151.17	1,627
<b>Total First Floor</b>		<b>383.77</b>	<b>4,130</b>
<b>TOTAL</b>		<b>1,475.67</b>	<b>15,884</b>



Indicative Ground Floor & Site Layout Plan excluding Dry Valet Bays

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### Use

The use is restricted to the sale of motor vehicles with ancillary servicing and repairs, sale of parts, and other activities associated with vehicle retailing.

### Terms

The property is available by the way of a new full repairing and insuring underlease to be coterminous with the headlease that expires on the 28<sup>th</sup> October 2028. The underlease will be contracted out of security of tenure provisions of the Landlord & Tenant Act 1954.

### Rent

£175,000 per annum exclusive of VAT, rates and utilities.

### VAT

The property has been elected for VAT.

### Rateable Value

The unit is assessed for Business Rates purposes as follows:

Current Rateable Value - £128,000

From the 1st April 2023 - £145,000

### Legal costs

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

### EPC

The property has an EPC rating D-88

A copy of the certificate can be made available on request

### 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.

### Viewing / Further Information

For further information or to arrange a viewing please contact:



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