

Prominent Vehicle Dealership

2 Bath Street, Ipswich, IP2 8SP



To Let



- Modern Detached Motor Dealership extending to 14,355 sq ft (1,333.55 sq m) on a site of 1.21 acres (0.49 ha).
- Approximately 1 mile from Ipswich town centre.
- Available on an existing use leasehold basis only.
- Prominent frontage to Wherstead Road (A137).

Alisdair James

Automotive and Roadside
07712 538687

Alisdair.James@colliers.com

Anthony Keohane

Automotive and Roadside
07785 253058

Anthony.Keohane@colliers.com

[Colliers.com/uk-automotive](https://colliers.com/uk-automotive)

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Location

The property is situated at the roundabout junction of the A137 Wherstead Road and Bath Street. The property has lengthy frontage to the A137 and is fully enclosed within a wire mesh fence with low level planting.

The premises are situated in a mixed use location to the south of Ipswich town centre on a major arterial route leading to the A14 approximately 3 miles south.

Description

The property comprises a modern detached purpose built vehicle dealership facility constructed in the late 1990s with a more modern extension having previously housed the Audi franchise and more recently Cazoo.

The main building comprises a showroom with ancillary sales offices and customer reception area. It also provides workshop, parts department and ancillary accommodation.

To the rear of the main building there is a further detached unit providing workshop and valeting facilities.

The main building is constructed of a steel portal frame with glazed elevations to three sides of the showroom with the remainder of the building being of block and Kingspan clad elevations below a profile steel sheet roof. The rear workshops/valet bays are constructed in a similar manner.

Externally the site provides extensive used car display to the Wherstead Road frontage with ample staff and customer parking within the heart of the site. There is a further area of used car display shown edged blue on the plan extending to approximately 0.195 acres and providing c25 to 30 display spaces which is in separate ownership and available by separate negotiation.



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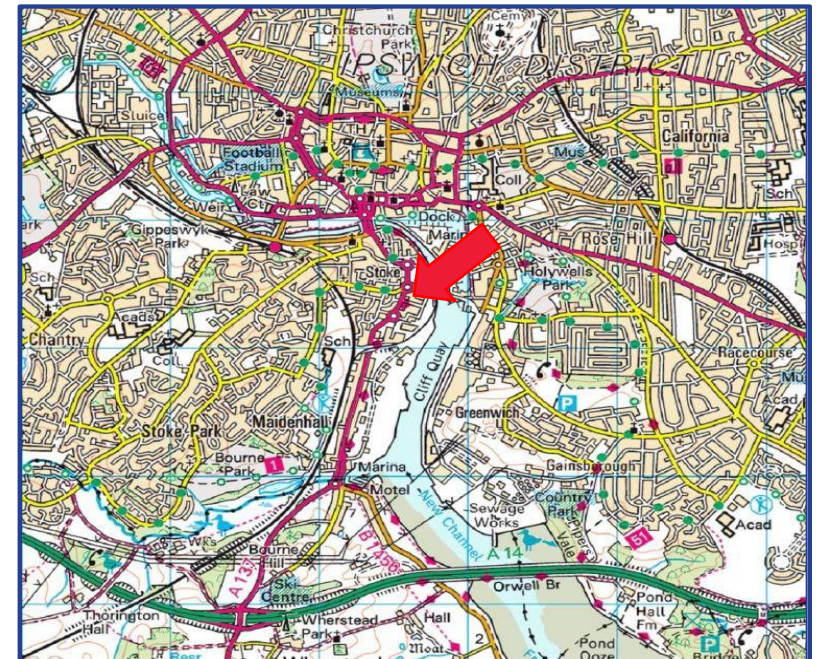
Accommodation

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

Floor	Area	Sq M	Sq Ft
Ground	Showroom/Offices/ Reception	487.74	5,250
	Workshop	213.4	2,297
	Ancillary Accommodation	54.25	584
	Parts	76.37	822
	Workshop 2	156.67	1,686
	Dry Valet Bay	49.6	535
	Wet Valet Bay	25.08	270
Total Ground Floor		1063.11	11,444
First	Offices	117.06	1,260
	Ancillary	153.38	1,651
Total First Floor		270.44	2,911
Total		1,333.55	14,355

Parking

Area	Spaces
Used Car Display	65
Customer/Aftersales	57
Additional Display (blue land)	25
Total	147



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Use

The property currently has a Sui Generis for vehicle dealership purposes.

Terms

The property is available by way of a new sub lease for existing use only, for a term to expire in October 2028.

Rent

Upon application.

VAT

The property has been elected for VAT.

Rateable Value

The unit is assessed for Business Rates purposes as follows:

Car Showroom and Premises– Rateable Value £201,000 p.a

Legal costs

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

EPC

The main dealership has an EPC rating E-104

The valeting building has an EPC rating of D-83

A copy of the EPC certificates 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/Tenant 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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