

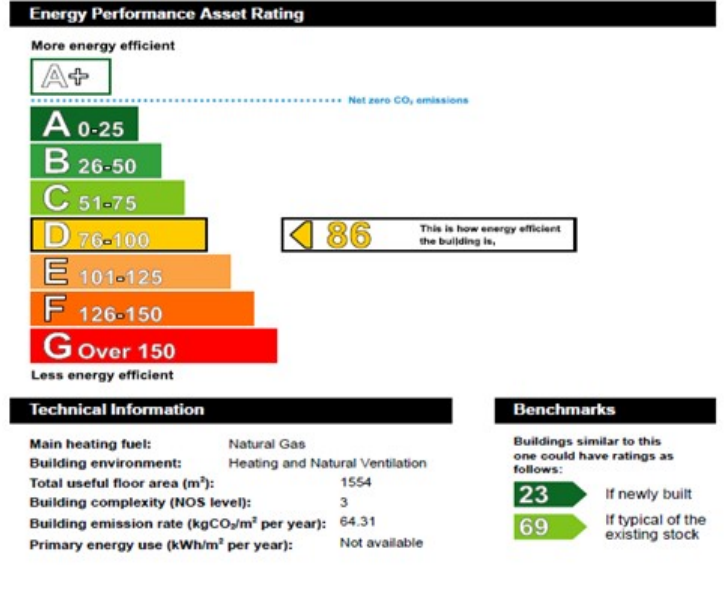
FOR SALE/TO LET

Broadway North, West Wilts Trading Estate, Westbury, BA13 4JX

8,255 — 34,702 SQ FT on 1.14 — 3.04 ACRES



- Detached former vehicle dealerships including showrooms, workshops and extensive parking.
- Available in separate parts or as a whole.
- Long leasehold interest for sale with vacant possession or a new lease on terms to be agreed.



LOCATION

Westbury is located approximately 12 miles southeast of Bath and 5 miles south of Trowbridge. Junction 17 of the M4 is approximately 16 miles to the north. It is located on West Wilts Trading Estate which is a large and well established estate on the northern side of the town. Occupiers include Buildbase, Rygor Mercedes Benz Commercial Vehicles and H&H Celcon.

DESCRIPTION

The property comprises a detached former car dealership, a former commercial vans dealership, workshops, stores and offices on an extensive site of 3.04 acres. The showrooms are of portal frame, metal clad elevations under a metal clad roof. The workshops are predominantly metal clad and have eaves heights varying between 5.0m and 7.4m.

AREAS

	SQ FT/ACRES	SQ M/ HECTARES
SITE A		
Buildings	26,447	2,457
Site area	1.9	0.76
SITE B		
Buildings	8,255	767
Site area	1.14	0.45
TOTAL		
Buildings	34,702	3,224
Site area	3.04	1.21

TENURE

The property is held on a long leasehold for the residue of 125 year lease from 29th September 2009, subject to a rent review every 7 years. The passing ground rent is currently £76,000 pa exclusive for the entire site. If the site is split, this would be apportioned respectively.

The user clause in the lease permits motor dealership B1 (c), B2 and B8 uses.

We are seeking offers for the purchase of the long leasehold interest for either the whole site or in separate parts ('Site A' and 'Site B' as shown on the plan below).

Prices upon application.

Consideration will be given to granting a shorter term lease on terms to be agreed.

RATEABLE VALUE

Description	Rateable value	Rates payable 2022/23
SITE A		
Car showroom & premises	£120,000	£61,320
SITE B		
Car showroom & premises	£56,500	£28,872

VAT

Figures quoted are exclusive of VAT which may be payable.

LEGAL COSTS

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

FURTHER INFORMATION/VIEWINGS:-

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