

A PROMINENT DETACHED SHOWROOM/INDUSTRIAL BUILDING WITH A LARGE SECURE YARD

FREEHOLD FOR SALE

Total Built Space of 16,714 ft² (1,552.7 m²)

**RACING GREEN CARS, STATION ROAD WEST,
ASH VALE, GU12 5QD.**



- ▶ **Prominent Detached Building in Plot of approximately 0.8 of an Acre**
- ▶ **Excellent Potential to Extend Subject to Planning**
- ▶ **22 Parking Spaces Plus Yard**
- ▶ **Secure Yard of approximately 10,500 ft²**
- ▶ **Covered Storage of approximately 1,875 ft²**
- ▶ **Ancillary Store/Workshop of 1,100 ft²**
- ▶ **Good Access to Junction 4 of the M3 and A31**



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- ▶ **Approximate Eaves Height on Ground Floor of 4.1 metres**
- ▶ **First Floor Height of 4.2m**
- ▶ **Double Glazed**
- ▶ **Gas Heating Throughout**
- ▶ **2 Electric Loading Door/s**
- ▶ **Concrete Load Bearing First Floor Structure**
- ▶ **Fitted Car/Goods Lift**
- ▶ **Showroom Facility to Both Ground and First Floors**
- ▶ **Good Potential for Alternative Uses Subject to Planning Permission**

LOCATION

Racing Green Cars is located off of Lysons Avenue in Ash Vale, and offers excellent access, being situated midway along the A331 Blackwater Relief Road, being equal distance between the A31 and Junction 4 of the M3 Motorway. Other commercial occupiers nearby include BMW, SIG etc.

DESCRIPTION

A rare opportunity to purchase the freehold interest of this purposefully constructed Showroom/Industrial Building which is set in a prominent location in Ash Vale. The premises offers itself for many alternative uses in addition to the car showroom and car repair/restoration use, and we believe has excellent potential to extend the existing two storey building subject to planning permission.



First Floor Showroom



Ground Floor Showroom

ACCOMMODATION

Measured on a Gross Internal basis, the floor area for the buildings are approximately:

Main Building:

Ground Floor

Showroom	3,882 ft ²	360.67 m ²
Workshop/Industrial Area	3,882 ft ²	360.67 m ²

First Floor

Showroom/Offices	7,074 ft ²	657.15 m ²
Ancillary (Toilets/Kitchen)	776 ft ²	72.15 m ²

Detached Workshop	1,100 ft ²	102.20 m ²	subject to internal measurements
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Total Built Space	16,714 ft²	1,552.70 m²
1,074.8 m²		

Exterior

Secure Yard	approx.	10,500 ft ²	975 m ²
Covered Storage	approx.	1,875 ft ²	174 m ²



Workshop

PARKING

A total of around 22 parking spaces dedicated to the building, plus the secure yard.

VAT

To be confirmed.

TERMS

Price on Application.

BUSINESS RATES

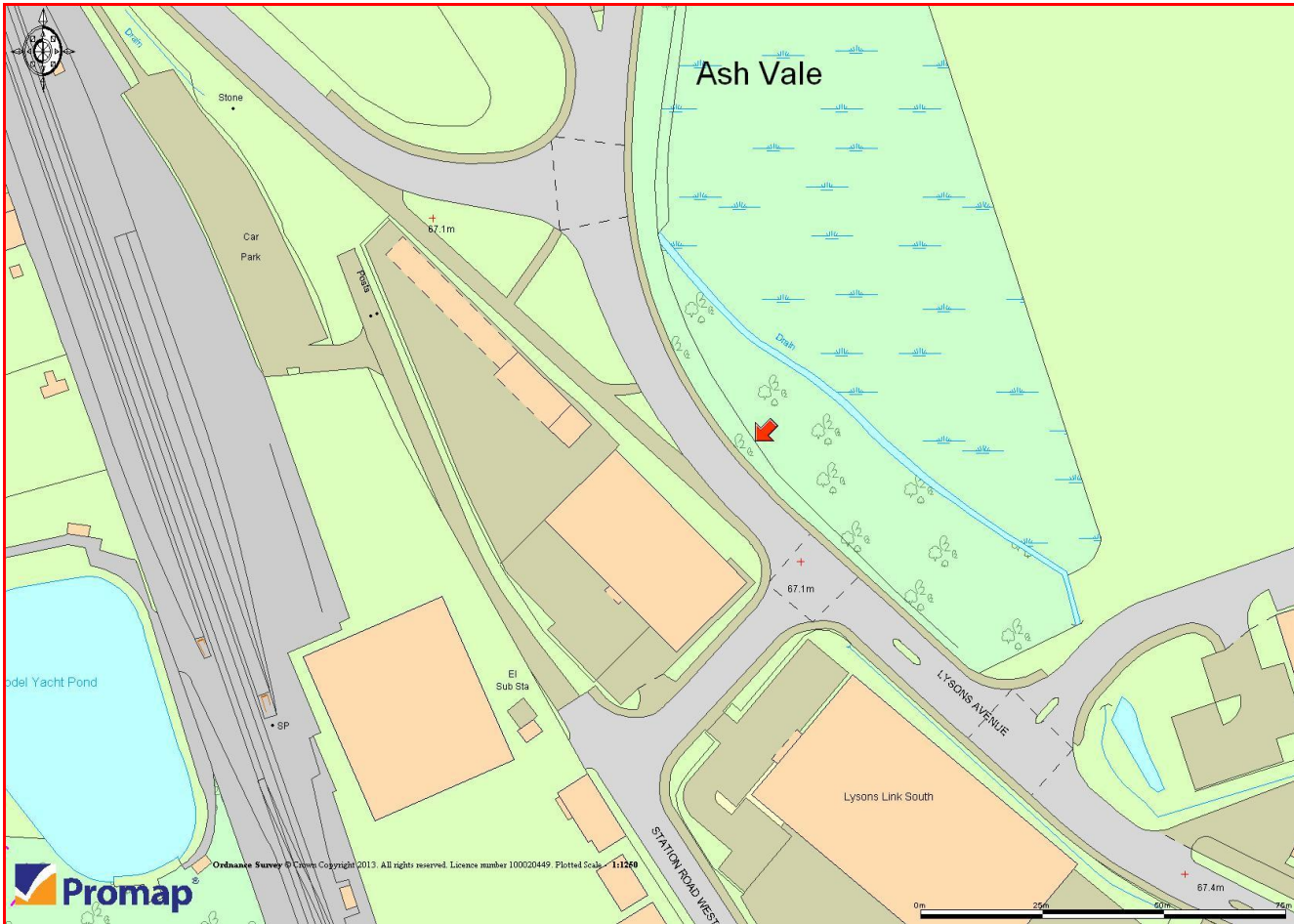
A rateable value of £94,000 at the current rates in the pound of £0.471 computes to rates payable of Approximately £44,274 for March 2013/2014. For more detailed information please contact Guildford Borough Council on 01483 505050.

LEGAL COSTS Each party to be responsible for their own legal fees in the matter.

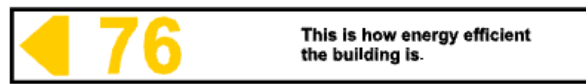
OCCUPATION Completion/Occupation date by agreement.



Secure Yard, Covered Storage and Stand Alone Industrial Workshop



EPC
Main Building:



VIEWING

Strictly by prior appointment with the **Sole Agent:**

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REF
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