

**HIGHLY VISIBLE  
BUSY ROAD FRONTAGE**



**FREEHOLD**

**LONG ESTABLISHED BUSINESS  
CURRENTLY TRADING AS BUCKINGHAM**

**FOR SALE FREEHOLD**

**INCLUDING LAND & BUILDINGS COMPRISING:  
MOTOR VEHICLE GARAGE/SHOWROOM  
WITH RESIDENTIAL DEVELOPMENT POTENTIAL**

*On a Site of 0.56 of an Acre Approx.*



**ALBERT HOUSE • ALBERT DRIVE • WOKING • SURREY • GU21 5JZ**

**LOCATION:**

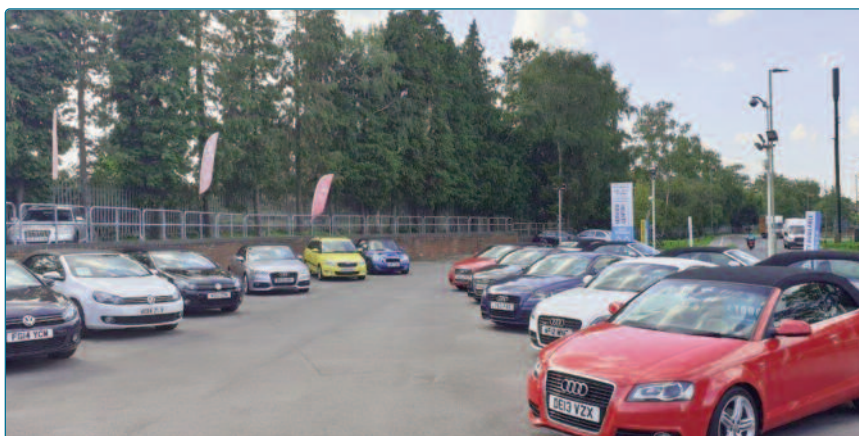
The property is situated in the Shearwater district of Woking close to an assortment of Business parks and new Residential developments much of which is associated with the redevelopment of Sheerwater district whereby the objective is to provide a contemporary garden suburb with attractive neighbourhoods, up to 1,200 high-quality, energy-efficient homes, community facilities and new leisure centre, sports pitches, play areas and community

**Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU**

**T: 01483 538131**

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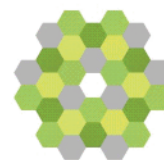
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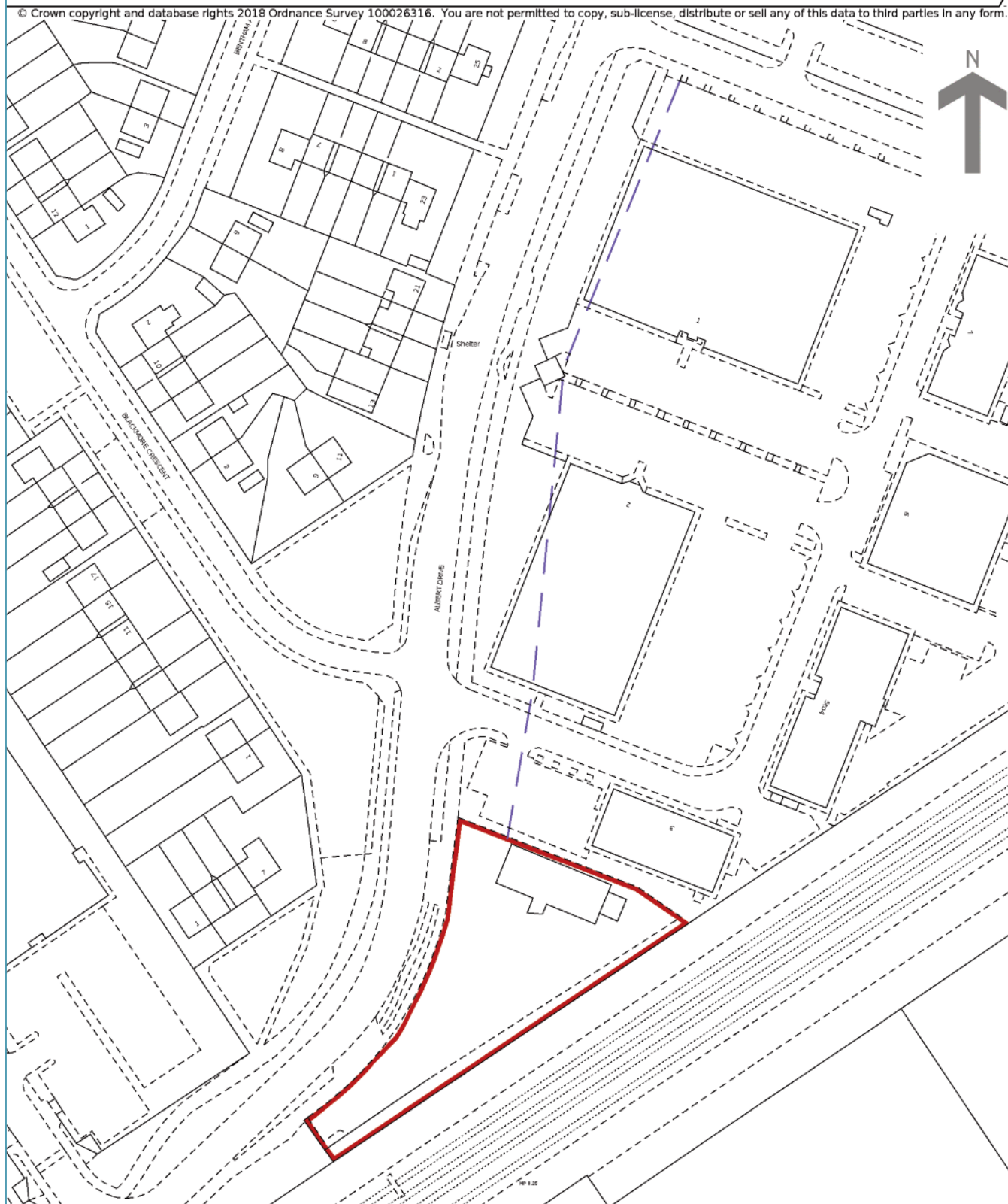
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HM Land Registry  
Current title plan

Title number **SY590304**  
Ordnance Survey map reference **TQ0259NW**  
Scale **1:1250**  
Administrative area **Surrey : Woking**

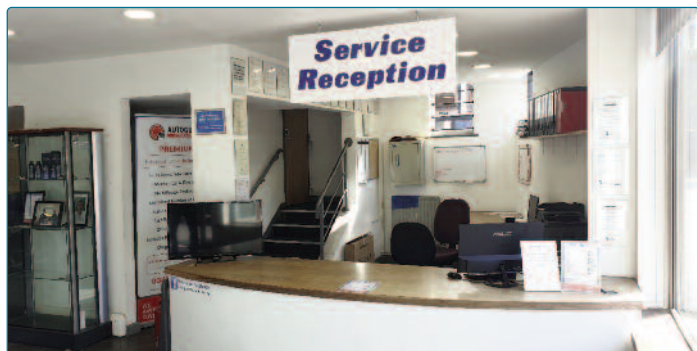


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**LOCATION:** *ctd*>

hub, open spaces, enhanced woodland areas and tree-lined avenues in addition to a new retail centre, further information is available on the Woking Borough Council web site.

Woking Town Centre has also been subject to significant changes in recent years with an assortment of new Shops, Residential Developments and Commercial/Business space. The Town Centre is within walking distance of the subject property and provides a range of shopping facilities, Restaurants and amenities and a fast and regular rail service to London (Waterloo). Road communications to/from the subject property are good with easy access to the national motorway network via junction 11 of the M25 or the Guildford junction of the A3, henceforth access to Central London, the national motorway network and both Heathrow and Gatwick airports is good, there is also a regular coach link from Woking to Heathrow.

**DESCRIPTION:**

The subject premises are arranged to provide a glazed vehicle showroom of brick construction beneath a pitched and tiled roof. The Showroom with direct frontage to Albert Drive and extends to some 2,300 sq ft in addition to ancillary Offices, WC and Kitchen facilities. Adjacent to and located directly behind the Showroom is a large vehicle Servicing area which is split in to 2 x distinct sections, a 3-x bay service centre and a 2-x bay MOT service bay. The Showroom areas are reasonably well appointed with tiled floors, suspended ceilings, recessed lighting and Air Conditioning and capacity for some 6/8 cars whilst the Workshop and MOT bays provide capacity for 7 x vehicles at any one time. To the outside there is capacity to display circa 70 + x vehicles.

The subject property has been used as a car sales and servicing centre for Buckingham Cars for many years prior to which it was a franchise Citroen dealership.

**ACCOMMODATION:** *(All areas are approx.)*

<b>Ground floor:</b>	
Ground floor Showroom:	213.31
Ground floor workshop:	108.15
Ground floor workshop:	146.64
First floor office:	25.95
Ground floor kitchen	1.66
First floor internal storage:	2.31
<b>Total:</b>	<b>498.02 (5,360 sq ft ) approx.</b>
<b>External:</b>	Vehicle display for circa 40/50 vehicles.
<b>Site area:</b>	<b>0.22 of a hectare ( 0.23 of an acre approx.)</b>

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**TOWN PLANNING:** Planning approval was approved in 2021/2022 for the erection of a part five storey, part four storey building containing x **29 apartments with car parking**, cycle storage, landscaping and associated works following demolition of an existing building in use as a car sales and MOT and servicing centre subject to the agreement and execution of an **S.106** agreement. The agreement was ultimately not signed and thus, we consider there may be scope for a prospective purchaser to negotiate a revised agreement with the Local Authority in order to secure planning approval but plainly, buyers must make their own enquiries.

**PLANS/PLANNING:** Floor plans and supplementary planning information are available upon request.

**EPC:** A copy of the Energy Performance Certificate (EPC) will be made available upon request.

**TERMS:** The long-established usiness together with the Freehold interest in the site, is being offered for sale on the open market for the first time in a number of years. The site is available with full vacant possession upon completion. Further details regarding the Business together with trading accounts are available upon request to prospective purchasers.

**PRICE:** **£2,395,000.00** for the Freehold interest together with the Business and certain fixtures and fittings (to be agreed).

**VAT:** VAT will not apply in relation to the disposal of the Business or the Site.

**BUSINESS RATES:** Authority: Woking Borough Council.  
Description: Car showroom & Premises.  
Rateable Value: **£74,500.00**  
Rates Payable: **£38,144.00 approx. (2023/2024).**

**LEGAL COSTS:** Each party to bear their own Professional and Legal costs.

**VIEWING:** Strictly by prior appointment through the **Sole Agents**.



Andrew Russell      Rod Walmsley  
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**NOTE:**

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