

**ESTABLISHED MOTOR CAR SHOWROOM AND FORECOURT**  
*with* RETAIL DEVELOPMENT POTENTIAL  
**FOR SALE OR TO LET**



**WEST PARK AUTOMOBILES • COLLEGE ROAD • MAYBURY • WOKING • GU22 8AJ**

**LOCATION:**

This property is situated at a prominent road junction about 1 mile from Woking town centre at the junction of College Road with Maybury Hill and Oriental Road. The premises are less than <sup>3</sup>/<sub>4</sub> miles from Woking mainline railway station. The property is opposite the Lion Retail Park which includes Focus, Halfords, Carpetright, Currys, Bensons Beds and Pets at Home.

**DESCRIPTION:**

The property was probably build as residential originally and would appear to date from the mid 1930's. It was first registered under title number SY 482593 in April 1972, and planning consent for change of use to a car sales granted in January 1976. The premises were used by former racing driver Tony Brooks at originally included the Jet Garage as part of the property. A right of way for access is retained across part of the Jet garage forecourt.

The upper floor of the building were sold off as two long leasehold flats, term 99 years dating from 1980 at a current ground rent each of £30 per anum which are rising to £60 in 2013 and £90 in 2046.

**ACCOMMODATION:** Motor Sales Area 30' x 41' and 18' x 11' 1400 sq ft approx

There is a small office, two toilets, small boiler room and lobby and a storage room attached to the showroom. The Showroom will comfortably house 6 cars with forecourt parking for about 35 cars to the front and side.

**INFORMATION:**

Contact the selling agent for further information regarding this property. The extent of the property offered for sale is edged in red and the right of way shaded yellow on the plan herewith.

The property is sold as a vacant freehold and includes the ground rents receivable from the two flats (but excludes vacant possession of the leasehold flats).

**PLANNING:**

The property was used by Tony Brooks as a motor sales business in the 1970's and 80's and previously as the ground floor was a café with residential above. The property offers excellent value as a vacant motor retail site at one of the busiest road junctions in Woking.

The property offers opportunities for conversion back to retail of various types, however because of its prominent position and good parking it could make a valuable urban supermarket subject to change of use.

Planning for redevelopment as six flats was refused in 1974

**PRICE GUIDE:**

offers in the region of £750,000 (+ VAT)

**LETTING GUIDE:**

£50,000 (+ VAT) per annum for a full repairing and insuring lease of the property for 5 years.

**VIEWING:**

Viewing by appointment with the **Sole Agents:**



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