

## LONG ESTABLISHED CAR SHOWROOM PREMISES

*with* PLANNING CONSENT FOR 4 X HOUSES

*3,350 sq ft on a site of 0.25 of an acre approx*

**FREEHOLD FOR SALE**

[WITH FULL VACANT POSSESSION]



**BAYNARDS MOTOR COMPANY • CROSSWAYS • WITLEY • GODALMING • SURREY GU8 5LP**

### LOCATION:

The subject property is situated just off the A283 in the small village of Witley, in an area designated as being of 'Great Landscape Value', some 4 miles south of Godalming and some 5 miles to the northeast of Haslemere. Witley provides limited amenities but a wider range is available at Godalming.

Road communications are good with the A3 [London to Portsmouth Road] within 3 miles, providing direct access to London and the M25 [junction 10, Wisley] and thus the motorway network. Rail communications are reasonable with both Witley and nearby Milford stations providing a regular link to Godalming mainline station and hence to London [Waterloo].

### DESCRIPTION:

Baynards Motor Company currently occupies the property for the retail sale and servicing of prestige motor vehicles. The site was originally developed during the 1920's and was conceived as a garage for the servicing of cars and the sale of petrol, we understand from the present occupier that the site has been used continually for motor related uses.

The total site area extends to some  $\frac{1}{4}$  acre, whilst the total Gross Internal floor area, of all the buildings, is 3,350 sq ft approx.

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**DESCRIPTION(cont'd):** Briefly the property is arranged to provide forecourt motor sales (18-20 cars approx), undercover vehicle display areas (12-15 cars approx), ancillary offices to the rear, together with WC facilities, a small kitchenette area, a small workshop area to the left hand side of the property (when facing), presently used for vehicle preparation and an enclosed yard area, used for external storage and vehicle preparation. The main property is arranged in three principal bays being of brick construction beneath a pitched and tiled roof supported by trusses. The total sales area extends to some 2,200 sq ft approx.

The front elevation of the property incorporates three access points for vehicles via large up and over doors. The middle section (comprising two access doors) is of facing brick above which is a parapet wall with clay tile hanging, whilst to the right hand side (third access door) the front elevation is painted white brickwork. To the extreme left is the personnel access door and reception area. The floor throughout the workshop and office area is solid, whilst the windows are single glazed, set within metal frames.

Internally the display areas are well presented with painted walls beneath a suspended grid ceiling incorporating recessed lighting. The offices extend to some 500 sq ft approx and are presented to a basic standard with carpeting over solid floors, painted brickwork (white), gas fired central heating via wall-mounted radiators, a mixture of surface lighting and suspended ceilings with recessed lighting and window blinds (part) together with ample power points.

The small workshop area extends to some 430 sq ft and is of part weatherboard elevations, an up and over steel access door and a solid floor. Heating is via a gas-fired wall mounted radiator.

**ACCOMMODATION:** [all areas are approx. and Gross Internal]

The subject property is arranged as follows:-

Office [1]	244 sq ft
Office [2]	244 sq ft
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<b>Vehicle Display</b>	
Bay [1]	733 sq ft
Bay [2]	756 sq ft
Bay [3]	708 sq ft
	<hr/>
	2,197 sq ft
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Workshop/Barn	430 sq ft
Office reception	165 sq ft
Eaves/Loft storage	70 sq ft
<b>Gross Internal Floor Area</b>	<b>3,350 sq ft</b>
External display for	20 no cars



**PLANNING:** *Appeal Reference B: APP/R3650/1/A/2053935*

Planning consent was obtained at appeal [Feb 2008] for the demolition of the existing car showroom and the development of 1 x 4 Bed, 1 x 3 Bed and 2 x 2 Bed Houses (*see plan above - sales advice available upon request*).

**INFORMATION:** Copies of the appeal decision, full size plans and a copy of the geotechnical report are available upon request.

**PRICE:** Offers in the region of **£900,000.00** for the Freehold Interest with Full Vacant Possession.

**VAT:** There is no VAT payable on the purchase price

**RATES:** Rates Payable: **£13,986.00** per annum approx.  
Rateable Value: £31,500.00 Described as 'Car Showroom & Premises'

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

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

Andrew Russell BSc (Hons) MRICS *or* Charles Chatterji BSc MRICS  
*andy@gascoignes.com* *charles@gascoignes.com*

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