

For Sale

On behalf of Messrs A Sheridan & B McKay (Joint Administrative Receivers)
Vehicle Dealership Premises

Former Bentley Premises
Hennock Road Central
EXETER
EX2 8RU



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Contact

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- High-quality vehicle dealership, extensively improved and extended to comply with Bentley's corporate identity criteria.
- Prominent main road frontage (B3123), with excellent access to road network.
- Situated in Exeter's prime vehicle retailing location, close to Porsche, BMW, Mini, Mercedes Benz, Aston Martin etc.
- Accommodation of 1,355.6m² (14,591ft²).
- Site area of approximately 0.41 hectare (1.01 acres).

Location

The property is situated on Matford Park, which is regarded as the principal automotive address within Exeter, approximately one mile south of the city centre. The Park has excellent communication links to the A38/M5 motorway, approximately two miles to the south.

The property occupies a corner site on Hennock Road Central, at its junction with Matford Park Road, and, as a result, enjoys excellent prominence and accessibility.

Immediately to the south of the subject property, a number of prestige brands, including Mercedes Benz, Volvo, Land Rover, Audi, Aston Martin and Jaguar, have relocated into purpose-built facilities.

Elsewhere, a short distance to the north, a number of manufacturers are located on Marsh Barton Trading Estate, including Peugeot, Renault and Vauxhall (Marsh Barton Road), Chevrolet, Saab, Mitsubishi and Volkswagen (Trusham Road), and Citroen, Fiat, Lexus, Seat and Toyota (Hennock Road).

Description

The property provides a vehicle dealership facility, extensively improved and extended in 2003, in accordance with Bentley's corporate identity requirements, having operated with the franchise until closure. The facility provides a large showroom, capable of displaying 10 vehicles, and also offices, workshop and aftersales accommodation.

Externally, the property provides 35 - 40 vehicle display spaces, with additional customer parking, staff parking and vehicle storage. There is also a purpose-built car wash bay.

Schedule of Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following gross internal floor areas:

	M ²	Ft ²
Ground Floor:		
Showroom & Offices	529.8	5,703
Workshop	345.9	3,723
Valet Workshop & Parts Storage	148.5	1,598
First Floor:		
Offices / Staff Facilities (above showroom)	270.8	2,915
Staff Facilities / Storage (above workshop)	60.6	652
Total:	1,355.6	14,591
Vehicle Display	35-40 spaces	



Site Area

The site, as outlined in red on the attached Ordnance Survey extract, extends to approximately 0.41 hectare (1.01 acres), or thereabouts, and has frontage to Hennock Road Central of approximately 69 metres (226 feet).

Rating Assessment

Description: Car showroom and premises
Rateable Value: £105,000 (April 2005)

Planning

The site benefits from planning permission for the existing use, under application number 03/00607/03.

Enquiries in respect of planning policy and redevelopment potential should be made to Exeter City Council (Tel. 01392 265 223).



Services

We understand that all mains services are connected to the property.

Tenure

The property is held on a long lease, expiring on 9 April 2128, fixed at a peppercorn rent.

Price

Price upon application.

Legal Costs

Each party is to pay its own legal costs.

Value Added Tax

GVA Grimley Limited stipulate that all prices quoted are exclusive of VAT.



Viewing

Viewings will be by appointment on open days to be confirmed.

Contacts

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