

# TO LET

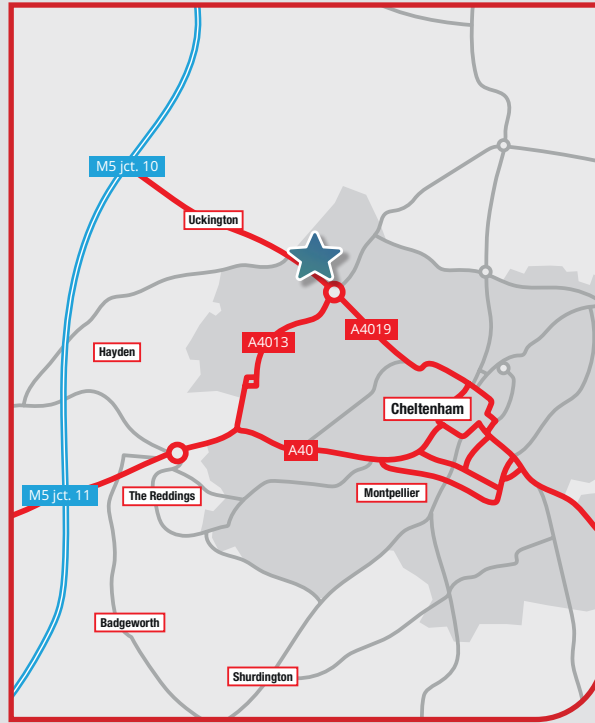
## PRIME CAR DEALERSHIP - CHELTENHAM

**11,550 sq ft  
on 0.95 acre**  
Rutherford Way  
Cheltenham  
GL51 9TU

- Extensively refurbished car dealership
- Self-contained site
- Situated opposite entrance to / exit from busy Gallagher Retail Park
- Ready for immediate occupation
- Lease assignment / underletting
- Rent only £155,000 / £13.42 psf

**L A TITUDE**  
REAL ESTATE





## Location

An exceptionally busy location in the heart of Cheltenham's out-of-town retail area, the site benefits from being within 100m of Tewkesbury Road (A4019) and its situation on the roundabout junction leading in and out of the exceptionally busy Gallagher Shopping Park, anchored by a Sainsburys superstore and petrol filling station.

A modern Lidl supermarket and Starbucks drive-thru is adjacent to the east, whereas HR Owen's Aston Martin and Specialist Cars businesses occupy the premises to the southern boundary.

Not only is the area the prime retail warehousing pitch in this part of the country, but it is also the most sought-after location for automotive retail, with Ford, Audi, Toyota, Lexus and VW amongst those represented.

Cheltenham town centre is 2 miles to the south east, whereas the M5 motorway is accessible via Tewkesbury Road at J10, the same distance to the north west. Gloucester City Centre is 8 miles to the south west.





## Location

- 1 Lidl
- 2 Starbucks
- 3 HR Owen Aston Martin
- 4 Cheltenham Audi
- 5 Applegreen PFS
- 6 Kingsditch Retail Park
- 7 Gateway Retail Park
- 8 Centrum Park
- 9 Gallagher Shopping Park
- 10 Carpetright / HSL
- 11 bravoauto
- 12 the food WAREHOUSE
- 13 Sainsbury's
- 14 Sainsbury's PFS



## Description

An attractive car dealership which previously accommodated the Jaguar new car franchise but which was extensively refurbished and upgraded earlier this year. The property, which is of steel portal frame construction with part glazed and part profile clad elevations, provides an expansive showroom fronting Rutherford Way which could be extended if required into the large sales administration area adjacent.

Additionally, there is a sizeable vehicle workshop with capacity for up to six ramps (including four two-post hydraulic lifts\*) and parts storage area plus workshop control and ancillary accommodation. Separate wet and dry valet areas are accessible via the eastern elevation.

There is additional accommodation at first floor including office space, canteen, showers, plant room and WCs.

The property is set within an attractive environment with external areas for dedicated vehicle display, demonstrator and customer parking along with a secure compound. There is a gated side entrance from the estate road in addition to the main entrance from Rutherford Way. There are two automated barriers within the internal confines of the site. External areas are finished to tarmac and brick pavior.

The solar panels on the roof fall under the ownership of the landlord.



## Tenure

The property is held on a full repairing and insuring (FRI) lease dated 4th November 2021 for a term of 15 years from the same date with a tenant-only break option effective 4th November 2031.

The passing rent is £155,000 per annum, equating to only £13.42 psf, reflecting in part the significant investment made by the tenant in modernising the property.

## Floor Areas

	SQ M	SQ FT
Showroom (Handover & Validation)	219.3	2,361
Lobby	7.0	75
Sales Closing (open plan)	164.8	1,774
Sales Offices	32.3	347
Sales Office, Kitchen & ancillary	15.8	170
Workshop Control	12.9	139
WCs & Ancillary	51.7	556
Workshop & Parts	339.0	3,649
Valet & Oil Tanks	117.8	1268
FF Canteen	25.4	273
FF Office	54.2	583
FF Ancillary	33.0	355
<b>TOTAL GIA</b>	<b>1,073.0</b>	<b>11,550</b>

### External Spaces:

Prime Display	30
Demos/Display/Parking	30
Rear Compound	20

\*Potentially available via separate negotiation.

# Rating Assessment

Description: Car Showroom and Premises

Rateable Value: £120,000

Rates payable: £61,440 per annum (2022/23)

# Services

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

# EPC

The property's current energy rating is B (48).

# VAT

All rents are quoted exclusive of VAT.

# Terms

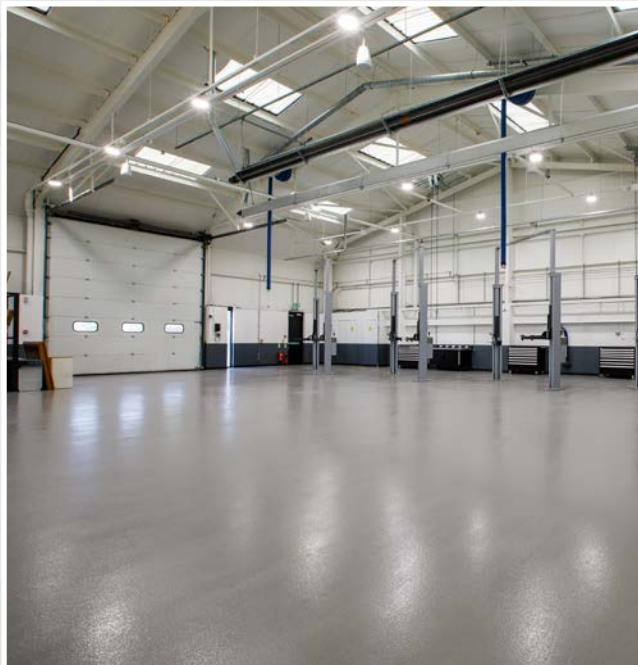
Proposals are invited for the tenant's leasehold interest on the basis of an assignment of the occupational lease.

# Costs

Each party to bear its own costs in respect of the transaction.

# AML

To comply with our legal responsibilities for Anti-money laundering, the successful bidder will need to provide all information necessary for us to undertake such checks prior to completion including corporate structure and ownership details, identification and verification of ultimate beneficial owners and satisfactory proof of the source of funds for the lessee and (if appropriate) funders.





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