

# TO LET

## MOTOR DEALERSHIP

**8,515 ft<sup>2</sup> showroom and workshop on 0.83 acres**

**301 Iveagh Avenue, A406,  
Wembley NW10 7GA**

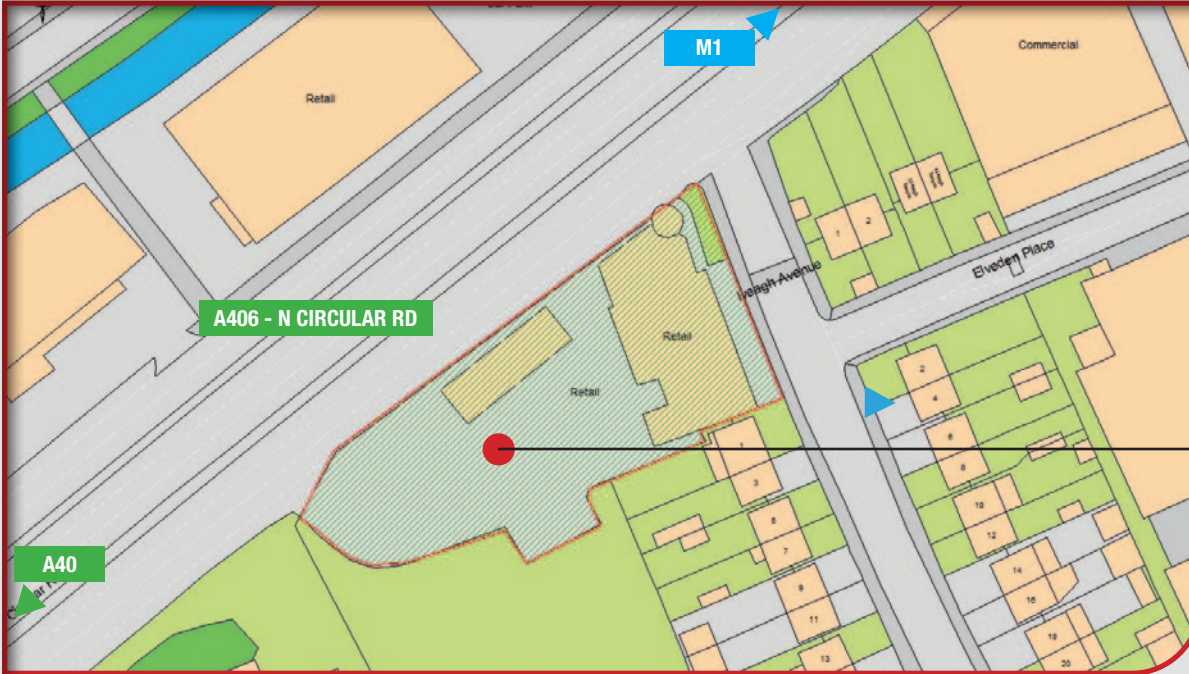
- > Established motor dealership facility
- > Situated fronting A406, North Circular Road, with circa 100,000 vehicle movements per day
- > Recent full refurbishment



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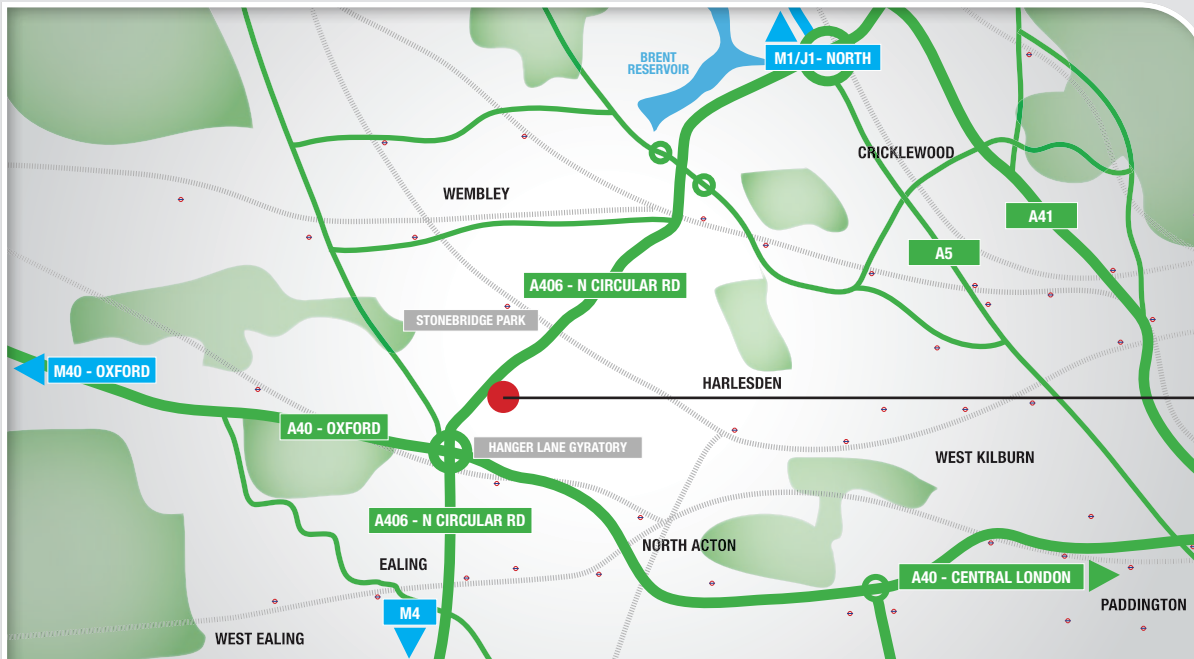
## Location

The property is prominently located, fronting the westbound carriageway of the North Circular Road (A406). The property is located 8 miles east of Central London.

The surrounding area is a mixture of residential and commercial, with notable occupiers within the vicinity including Travelodge & Shurgard Self Storage.

There is well established motor dealership representation within the area, predominantly fronting the A40, which is circa 1 mile south of the subject property, and includes **Tesla, Aston Martin** and **Land Rover**.

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**NW10 7GA**





## Description

The property comprises a detached motor dealership facility, most recently occupied by Cazoo and was fully refurbished in 2022.

The built accommodation is configured to provide a showroom with capacity for approximately 8 vehicles, together with supporting office and ancillary functions.

To the rear of the property is the workshop which has four service bays, together with a valeting bay and ancillary accommodation.

Externally, the site is laid to tarmacadam and includes an extensive canopy display area, together with four Electric Vehicle Charging bays.

The site has capacity for approximately 80 vehicles.

## Site Area

The site has an area of 0.34 hectares (0.83 acres).

## Accommodation

	M <sup>2</sup>	SQ <sup>2</sup>
<b>Ground Floor</b>		
Showroom	204.28	2,199
Showroom Ancillary	40.96	441
Reception/Offices	252.39	2,717
Workshop	220.48	2,373
<b>First Floor</b>		
Mezzanine	72.88	785
<b>External</b>		
Canopy	198.07	2,132
<b>TOTAL (EXCLUDING CANOPY)</b>	<b>790.99</b>	<b>8,515</b>
<b>Parking &amp; Display Spaces</b>		
	<b>80</b>	

## Rating

The Rateable Value for the property is £133,000 effective 1 April 2023.

## Planning

The property is in an area administered by Brent Council. We recommend that interested parties make their own enquires with the Council if required.

## EPC

The Property has an EPC rating of D76.

A copy of the EPC can be provided upon request.

## Tenure/Terms

Leasehold. The property is available by way of new lease for a term of years to be agreed. Rent on application.

## Viewing

By appointment only.

## VAT

All figures quoted are exclusive of VAT, which is to be charged at the prevailing rate.



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**For further details or to arrange a viewing please contact:**

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**Andrew Ilsley**  
**07717 292 210**  
andrew@latitudere.co.uk  
www.latitudere.co.uk



**ALEXANDER JAMES**

**Pete Paphitis**  
**07814 962 689**  
pete@alexanderjamesltd.com  
www.alexanderjamesltd.com