

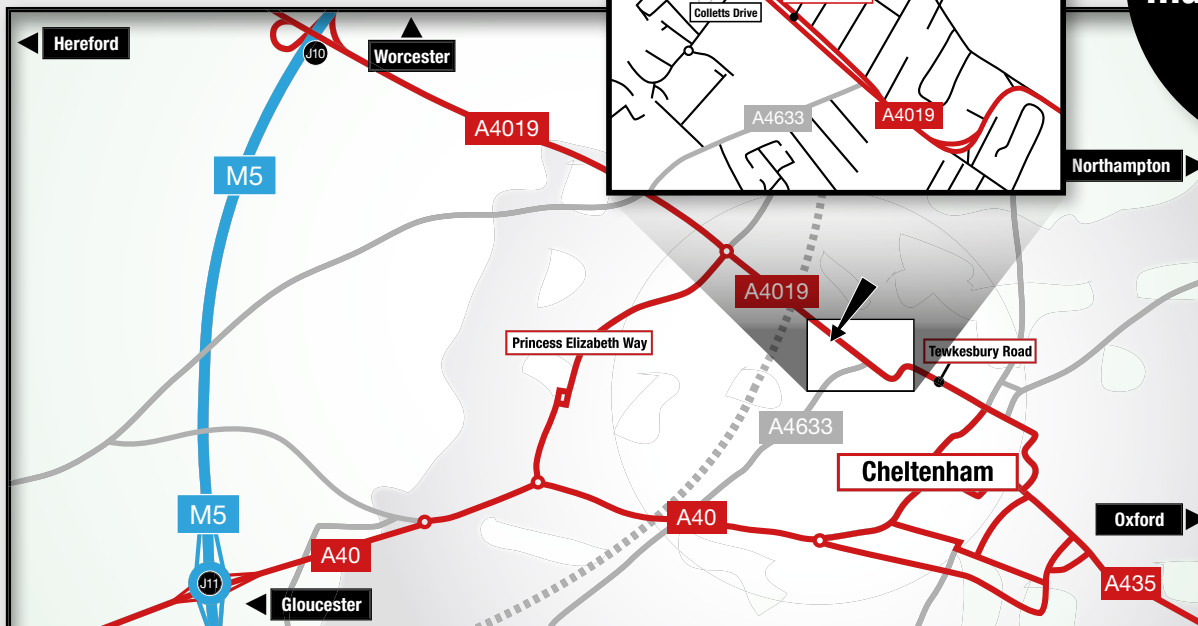
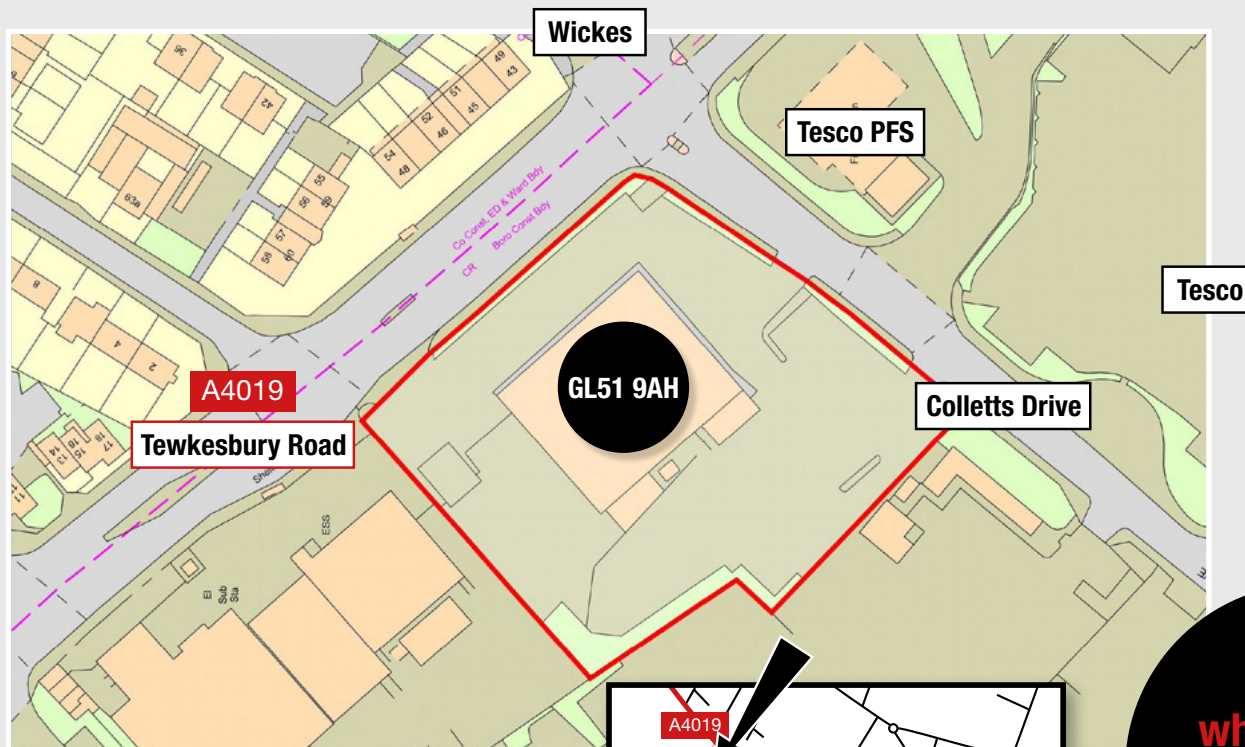
# TO LET

## MOTOR DEALERSHIP CHELTENHAM

**18,562 ft<sup>2</sup> on 1.54 acres**  
Tewkesbury Road, Cheltenham  
GL51 9AH

- > Purpose-built vehicle dealership
- > Showroom and workshop with first floor offices and staff facilities
- > Highly prominent location with extended frontage to Tewkesbury Rd (A4019)
- > Tewkesbury Road is the prime retail and auto retail trading position in the wider area
- > Estimated passing daily traffic of 25,000 – 30,000 vehicles
- > Shares access road with large Tesco supermarket and PFS
- > Within a mile of Cheltenham Town Centre and the region's leading retail warehouse parks
- > Local occupiers include Tesco, Wickes, JD Gyms, Enterprise, The Gym Group, Travis Perkins, Toyota/Lexus and Audi





## Location

Cheltenham is an historic spa town within Gloucestershire, with a population of 118,836 inhabitants (census 2021).

The property is situated in a busy location with 25,000 – 30,000 daily traffic movements and extensive frontage to Tewkesbury Road, approximately one mile northwest of Cheltenham Town Centre and only a 5-minute drive from Junction 10 of the M5 motorway.

The property is predominantly surrounded by a mix of commercial uses including other vehicle dealerships fronting Tewkesbury Road, such as Toyota, Lexus and Audi. Tewkesbury Road is also known as the leading out-of-town retail area in the wider region featuring Gallagher Shopping Park, Centrum Park, Kingsditch Retail Park and Gateway Retail Park. Other occupiers within the vicinity include Tesco, Wickes, Kwik Fit, Enterprise, Formula 1 Autocentre, The Gym Group, JD Gyms and Waitrose.

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## Description

A well-presented purpose-built vehicle dealership facility, occupying a highly prominent position with excellent accessibility including public transport links.

The 8-vehicle showroom is located to the front and return elevations, with a 10-bay workshop towards the rear, alongside separate valeting facilities. The property also provides office, storage, amenity and ancillary accommodation.

Vehicle display and car parking is arranged around all four sides of the building.

Externally, there is a two-vehicle modular Spraybooth, used for smart repair work to vehicles, which we understand is likely to remain in situ.

Given the uniformity of the building, its low site cover and excellent prominence / accessibility, the property also offers clear potential for alternative uses such as retail, leisure, hospitality, trade counter or offices, amongst other things, subject to procurement of the appropriate planning permission.

## Site Area

The property has an estimated site area of 1.54 acres.

## Floor Areas

VW Cheltenham	SQ M	SQ FT
<b>Ground Floor:</b>		
Showroom	408.5	4,397
Office	77.9	839
Ancillary	142.0	1,528
Parts	70.8	762
Workshop	426.7	4,593
Valet	55.1	593
<b>GIA (Ground Floor)</b>	<b>1181.0</b>	<b>12,712</b>
<b>First Floor:</b>		
Offices	265.6	2,859
Mezzanine Storage	174.6	1,879
Ancillary	103.3	1,112
<b>GIA (First Floor)</b>	<b>543.5</b>	<b>5,850</b>
<b>GIA (Total)</b>	<b>1724.5</b>	<b>18,562</b>
<b>External:</b>		
Smart Repair	76.0	818
Display		70
Parking / Demos		32
Workshop Parking		60
<b>TOTAL:</b>		<b>162</b>



## Tenure

The property is available on a new FRI lease.

## Rating Assessment

Description - Car Showroom & Premises

Rateable Value £202,000 (1st April 2023)

## Services

We understand all mains services are available to the property.

## Planning

The property has planning permission for its existing use.

Enquiries in respect of alternative uses should be directed to Cheltenham Borough Council.

## EPC

The property has a current energy rating of C valid until October 2028.







## Terms

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

## VAT

The property is registered for the purposes of VAT.

## Costs

Each party will be responsible for its own transactional costs.

## AML

The tenant will be required to provide full AML information ahead of exchange of contracts including details of corporate structure, beneficial ownership and source of funding.







A4019

Tewkesbury Road

Colletts Drive

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