



CHAPMAN
CHARTERED SURVEYORS

JOHN PILL CAR CARE, POOLEY STREET, SOUTH LOPHAM, DISS IP22 2JX

609.7 sqm / 6,563 sqft GIA



VEHICLE SALES, REPAIR & MOT BUSINESS (LEASEHOLD)

Ref: 9616

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Regulated by RICS

BUSINESS FOR SALE (LEASEHOLD)

Long-established vehicle sales, repair and MoT business (leasehold)
609.7 sqm / 6,563 sqft GIA

LOCATION

The property is located approximately four miles to the west Diss, just off the A1066 (Diss-Thetford), and 1½ miles east of the village of South Lopham. Diss is a thriving market town in south Norfolk with a population of approximately 7,500 and a catchment of some 50,000 people. It has a wide range of services and amenities including a mainline railway station serving Norwich, Ipswich and London Liverpool Street.

The property is located in a self-contained site on Pooley Street which was formerly the main road from Diss to Thetford.

DESCRIPTION

The property comprises a pair of steel portal frame buildings with insulated profile metal sheet cladding and roof and a mezzanine floor in the left building.

ACCOMMODATION

Personnel door and double sliding doors (5.6m w x 2.2m h) open into a car showroom and reception area with tiled floor, plastered and painted walls, and suspended tile ceiling with flush-fitting LED panels. Customer toilets off, stairs to first floor, and door through to rear office and staff room. Door out to workshop, including area under mezzanine floor with staff toilets off. At first floor there are two offices and a parts store.

Externally there is a large tarmac forecourt to the front of the property with capacity for displaying 10-12 vehicles as well as customer parking, and access to the rear.

FLOOR AREAS (GIA)

GF showroom, offices, WCs	143.6 sqm	1,546 sqft
FF offices, stores	120.0 sqm	1,291 sqft
Workshop	<u>346.1 sqm</u>	<u>3,726 sqft</u>
	609.7 sqm	6,563 sqft

LEASE TERMS

The property is available on a new FRI lease.

RENT

£36,000pa payable monthly in advance.

BUSINESS SALE

£50,000+VAT for the goodwill, fixtures and fittings.

VAT

No VAT.

SERVICES

Mains water and electricity (single phase). Foul drainage to a shared septic tank.

BUSINESS RATES

Rateable Value: £14,500

ENERGY PERFORMANCE CERTIFICATE (‘EPC’)

Energy rating: C (74)

PLANNING

We assume the property has planning permission for Class E business use by virtue of its existing use.

LOCAL AUTHORITY

Breckland Council.

COSTS

The tenant will contribute £495+VAT to the landlord’s costs.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact Chapman Chartered Surveyors:

Contact: Oliver Chapman MRICS
Tel: 01379 687645
Email: contact@chapmansurveyors.co.uk

AGENCY

MANAGEMENT

PLANNING

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VALUATION

Chapman Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice that: (1) they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property; (2) any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom; (3) the property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof; (4) no liability can be accepted for any misstatement, omission or errors in these particulars; and (5) these particulars do not constitute an offer or contract or any part thereof.