



FOR SALE

FORMER FORD DEALERSHIP, DOWNSHIRE WAY, BRACKNELL, RG12 1QN

0.33 HA (0.84 ACRES)

**** RE-AVAILABLE DUE TO ABORTIVE SALE ****

LOCATION

Bracknell has a population of 113,205 (Census 2021) and is 11 miles east of Reading, 9 miles south of Maidenhead and 25 miles west of central London.

The town is served by 2 railway stations and is at the end of A329 (M), in between junction 3 of the M3 and junction 10 of the M4 motorways.

The premises immediately adjoin a serviced apartment block with The Gym on the ground floor and a Euro Garages operated Esso Petrol Station and Spar. Other well-known occupiers in the locality include Premier Inn, Jewsons, Howdens and Kwik Fit.

DESCRIPTION

The site is believed to have been constructed in the 1980's and comprises two detached buildings. A former showroom fronts Downshire Way and is of single storey, steel framed construction with brick and glazed elevations. Internally arranged as showroom, reception, lounge and offices.

A second building to the rear of the site is arranged as a 10 bay workshop alongside 2 MOT bays and an additional area for valeting. Some additional staff and storage is at first floor.

CONTACT

Carter Jonas LLP
St Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

carterjonas.co.uk/commercial

Cellan Richards

0117 403 9990 | 0117 922 1222

cellan.richards@carterjonas.co.uk

Stuart Williams

0117 922 1222

stuart.williams@carterjonas.co.uk

IMPORTANT INFORMATION

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ACCOMMODATION

The approximate floor areas and dimensions are:

Showroom Building

Showroom:	202.41 sq m	(2,200 sq ft)
Reception:	22.43 sq m	(214 sq ft)
Ancillary:	14.67 sq m	(158 sq ft)
Offices:	15.97 sq m	(172 sq ft)

Workshop:

Service & Parts:	915.19 sq m	(9,851 sq ft)
Reception:	49.14 sq m	(529 sq ft)
Ancillary:	46.48 sq m	(500 sq ft)
First floor:	40.12 sq m	(432 sq ft)
(staff/store)		
<u>Canopy:</u>	65.28 sq m	(703 sq ft)

TENURE

It is understood that the site is held freehold.

PRICE

Offers are invited in excess of £2,500,000 (£2.5M)

PLANNING

It is understood that the premises will benefit from a *sui generis* planning consent for car showroom and ancillary workshop.

RATES

According the Valuation Office website, the premises are assessed as follows:

Rateable Value: £170,000 (1 April 2023)

Interested parties are advised to satisfy themselves that the above assessment is correct and that this covers their intended use.

LEGAL COSTS

Each party to bear their own costs incurred in any transaction.

ENERGY PERFORMANCE CERTIFICATES

Showroom assessed as B (40) & Workshop as C (73).

Copy assessments available on request.

VAT

All figures within these terms are exclusive of VAT where applicable.

VIEWING & FURTHER INFORMATION

Virtual Viewing Video: <https://vimeo.com/908738881?share=copy>

Cellan Richards: Cellan.richards@carterjonas.co.uk 0117 403 9990 / 0117 922 1222 or

Stuart Williams, stuart.williams@carterjonas.co.uk 0117 922 1222 or

Brigid Hardwick, bridget.hardwick@carterjonas.co.uk 0117 922 1222 at this office.

For details of all commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial

SUBJECT TO CONTRACT MAY 2025

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**Front Elevation
Showroom**



**Side Elevation
Showroom**



**Front Elevation
Workshop**



Street View

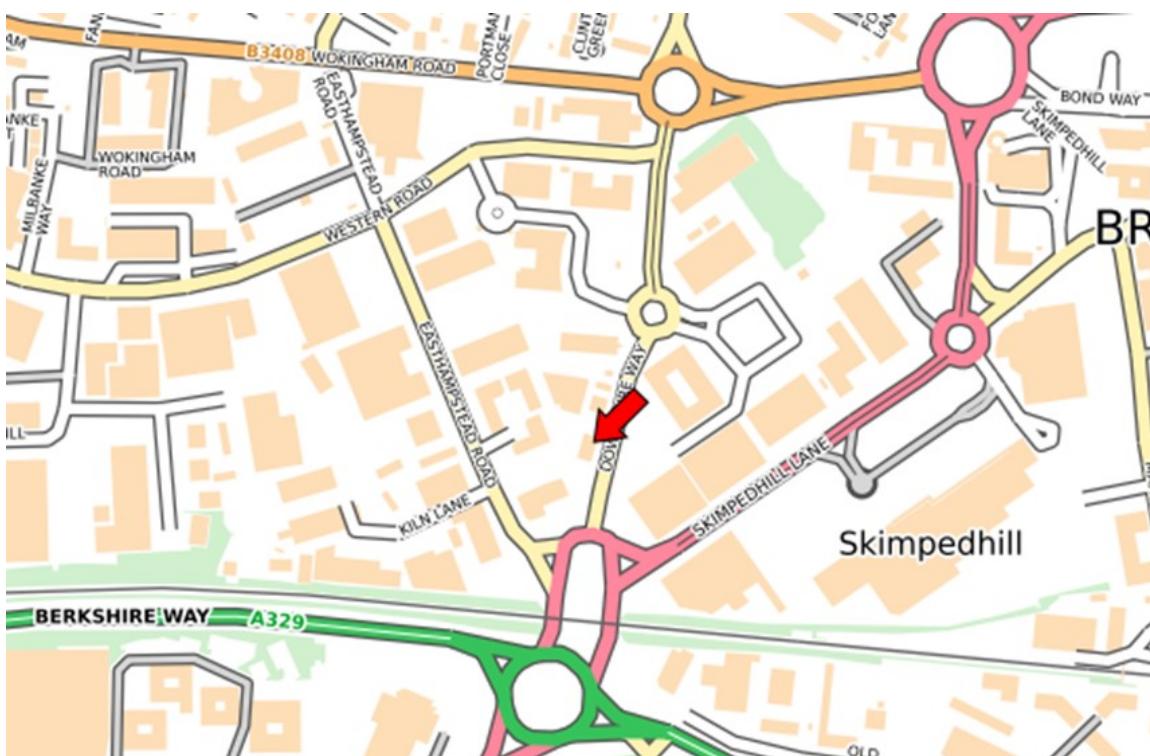
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Site outlined in red above



Plans produced above are for identification purposes only; are not to scale

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