



**Westbury Leigh
Westbury
Wiltshire
BA13 3SB**

Showroom & Workshop

Approximately 11,108 SqFt (1031.97 Sq M)

- Turnkey sales and service dealership
- Latest MOT facilities
- Fully fitted out work-shop
- Showroom
- Generous forecourt and yard areas

LOCATION

The Property is located just off the A350 to the south of Westbury town centre.

DESCRIPTION

A former ford dealership comprising a purpose built vehicle showroom and workshops. The buildings are of portal frame structure with part glazed frontage to the showroom steel clad elevations under a steel clad roof. The showroom presents well with tiled floors, lighting, kitchen area, W/Cs and offices. A mezzanine provides a storage area.

The work shop areas have eaves heights of 4.6M to 4.75M. They light and are fully equipped with access via loading doors to the side and front and welfare areas.

To the side there is an additional ground floor showroom area with offices and W/Cs above, storage with loading to the front and side.

Externally there are good forecourt areas to the front and yard areas to the rear.

QUOTING PRICE

Please apply to the agents for quoting terms. Please note that prices quoted do not include fixtures and fittings. Specialist equipment is available at a price to be agreed.

SERVICES

We are informed that mains electricity and water are connected. Prospective occupiers must satisfy themselves with regard to the condition and capacity of services.

ACCOMMODATION

	Sq M	Sq Ft
Showroom	304.97	3283
Mezzanine	48.74	525
Workshops	411.11	4425
Ground Floor Storage	114.49	1232
First Floor Storage	80.77	869
First Floor Offices	71.89	774
Total	1031.97	11108

Site area: 0.626 acres (0.278 hectares)

TENURE

The property is available to rent. Alternatively the freehold of the property is available to purchase.

PLANNING

The property has a recently lapsed residential consent (PL/2021/07898) for the demolition of the garage and replacement of nine dwellings.

For more information contact

Wiltshire Council

mail: developmentmanagement@wiltshire.gov.uk

LEGAL COSTS

All prices quoted are exclusive of VAT

RATEABLE VALUE

The property is registered on the Valuation List 2023 with a Rateable Value of £61,500. Prospective occupiers are advised to make their own enquiries of the Local rating Authority to establish exact rates payable.

VAT

All prices quoted are exclusive of VAT

EPC

The property has an EPC rating of Band E

VIEWINGS

Strictly by appointment with the sole agents
Carter Jonas

Contact:

Alison Williams MRICS Partner

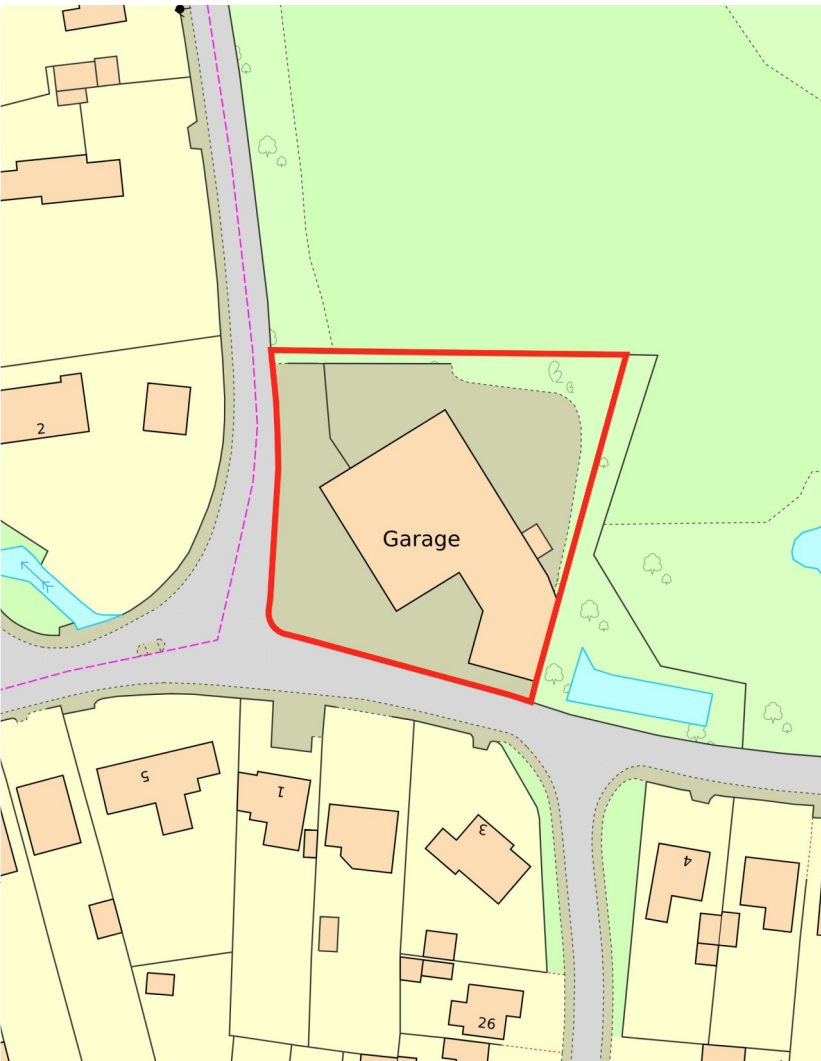
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ANTI MONEY LAUNDERING

Prospective Occupiers will be requested to provide the usual information to satisfy AML requirements when Heads of terms are agreed.

SUBJECT TO CONTRACT





For identification purposes only

FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

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IMPORTANT INFORMATION

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September 2025

Carter Jonas