

FOR SALE

EXTENSIVE ESTABLISHED VEHICLE SALES/M.O.T. SITE WITH HIGH SPECIFICATION PAINTSHOP AND OTHER ANCILLARY BUILDINGS.

GROSS SITE AREA 1.47 ACRE/0.59 HA.

BUILDINGS TOTALLING APPROXIMATELY 9,896 SQ.FT./919.4M²



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22 BEAVER ROAD, ASHFORD, KENT, TN23 7RP

LOCATION

The property comprises a long established vehicle sales site located in a mixed commercial and residential area a short distance south of Ashford town centre with excellent access to the A2042 dual carriageway (Romney Marsh Road) and to junction 10 of the M20 thereafter.

Ashford, in mid-Kent, is some 54 miles south-east of London. The town is expanding, with a good infrastructure and soon to benefit from the CTRL high speed rail link, reducing journey times into St Pancras (in 2009) to approximately 35 minutes. The M20 motorway gives access to the motorway network and Channel Tunnel 13 miles to the east.

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Colyer Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that - particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of Colyer Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

22 BEAVER ROAD, ASHFORD

DESCRIPTION

The site comprises a uniform, largely level hard surfaced site extending to approximately 1.47 acres, providing both dedicated display and repair and servicing parking together with high specification paintshop and other buildings.

ACCOMMODATION

Vehicle Display Area	3,375.0m ² / 36,328 sq.ft. (0.83 acres/0.33ha.)
Vehicle Workshops	512.1m ² / 5,512 sq.ft.
Paintshop/plant room	251.7m ² / 2,709 sq.ft.
Offices	116.1m ² / 1,250 sq.ft.
Other buildings (total)	39.5m ² / 425 sq.ft.
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Net site total:	4,294.4m ² / 46,224 sq.ft.(1.06 acre/0.42ha.)

SERVICES

We understand that all mains services are currently connected including 3-phase electricity.

RATEABLE VALUE

The premises is currently assessed under the 2010 rating list as a vehicle display workshop and premises with a rateable value of £60,500. The current Uniform Business Rate multiplier for the year 2010/2011 is £0.414. The Business Rates for this premises are subject to transitional relief which restricts the reduction in payment from last year's liability to £27,796.71 for 2010/11.

TOWN PLANNING

The site benefits from established vehicle sales, repair and paintshop facilities together with MOT testing facilities via various planning consents. We would invite all related enquiries to be made direct to the planning department of Ashford Borough Council. Telephone 01233 331111. www.Ashford.gov.uk

TERMS

The premises are offered for sale freehold with the benefit of full vacant possession upon completion. The asking price is £1.25m. VAT not to apply.

VIEWING

Strictly by appointment with the sole selling agents,
Colyer Commercial.

MAP

Locate the property via Multimap.com by searching on
postcode TN23 7RP.