



TO LET/FOR SALE CAR DEALERSHIP

14,202 sq ft (1,319.36 sq m)

1-11 LONDON ROAD, DUNSTABLE LU6 3DJ

1-11, London Road, Dunstable LU6 3DJ



Description

The property comprises a modern car showroom with offices, workshop and valet bay totalling approximately 14,202 sq ft (1,319.36 sqm) Gross Internal Area on a site of 1.64 acres (0.66 ha) situated fronting London Road.

The property benefits from a large used car display area, with excellent prominence onto London Road.

Planning

We believe that the premises have the appropriate planning consent for the existing use but prospective tenants should make their own enquires.

	sq ft	sq m
Ground floor		
Showroom	5,415	503.06
Showroom Ancillary	467	43.37
Entrance Lobby	802	74.49
Parts	690	64.08
Parts Mezz	977	90.80
Workshop	3,042	282.64
Workshop Mezz (oil store)	609	56.56
First Floor		
Mess Room & Offices	1,252	116.36
Valet Bay	947	88.00
GIA	14,202	1,319.36
Site Area	1.64 acres	0.66 ha
Primary Display Parking	56 spaces	
Used Car Display	54 spaces	
General Parking	44 spaces	
Total Parking	154 spaces	
Site Density		19.88%



Location

Dunstable is situated 30 miles North West of central London and immediately to the North West of Luton.

The property is prominently situated on the North East side of the A5 approximately half a mile to the South East of Dunstable town centre. The A5 provides direct access to St Albans, 11 miles to the South East, and to Milton Keynes, 15 miles to the North West. Dunstable is also situated immediately adjacent to the M1 which can be accessed at junctions 9, 11 and 12.

The property is located on the busiest stretch of the A5 in Central Bedfordshire with nearly 18,000 vehicles passing the site each day on average.

Nearby occupiers include Vauxhall to the North, and Ford, Fiat and Peugeot are 200 yards to the South.

Terms

On application.

Rateable Value

£192,000 effective 1st April 2010.

Energy Performance

Showroom: Rating E-115.

Valet Building: Rating E-114.



Viewing

An escorted viewing can be arranged solely by appointment with the letting agents. The property can in any event be viewed adequately from the adjoining roads.



making property work for business

0203 588 7200

Bill Bexson

E: bbexson@automotive-property.com

Alice Highnam

E: ahighnam@automotive-property.com

100 Pall Mall, St James, London SW1Y 5NQ

Important Notice: Automotive Property Consultancy Ltd for themselves and for the vendors of this property, whose agents they are, give notice that:-

- The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
- All descriptions, dimensions, areas, reference to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness to each of them.
- No person in the employment of Automotive Property Consultancy Ltd has any authority to give any representations or warranty whatever in relation to this property on behalf of Automotive Property Consultancy Ltd, nor enter into any contract on behalf of the Vendor.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let, or withdrawn.