

CONFIDENTIALLY AVAILABLE



The Garage  
Leighton Road  
Great Billington  
Leighton Buzzard  
Bedfordshire LU7 9BN

**FOR SALE**  
**£950,000 OIRO**

- Established showroom with former MOT Workshop.
- Secured site extending to 0.63 acres.
- Separate secured compound.
- Extensive forecourt display area.

## Location

The premises are located to the eastern edge of the village of Great Billington approximately 3 miles South of Leighton Buzzard Town Centre. The A4146/A505 roundabout at the edge of Leighton Buzzard is 0.5 miles away and provides a direct link onto the B440, which in turn links Leighton Buzzard to Hemel Hempstead and runs directly in front of the subject premises.

The showroom element is accessed directly off the Leighton Road (B440). The MOT workshop is accessed via the secured side compound. J11a (M1) is 7.5 miles.

## Description

A well established single storey vehicle showroom, workshop and storage yard. The workshop has glazed frontage directly onto the Leighton Road and the two workshops provide a former MOT workshop. The site extends to 0.63 acres and provides hardstanding/yard/parking to the northern, eastern and western flanks.

## Terms

Available by way of a sale of the freehold title for offers in the region of £950,000 exclusive.

## VAT

VAT is not applicable.

## EPC

D-81

## Business Rates

Rateable Value : £43,000

Interested parties are advised to contact the relevant Local Authority.

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## Accommodation

The property consists of a car sales showroom, a former MOT workshop and a large storage yard incorporating secure storage element. There are cellular offices within the sales area along with toilets and kitchen facilities. There is forecourt display for approximately 50 cars (to approximately 15,500 sq ft). There is a secure compound capable of holding approximately 15 cars (approximately 2,100 sq ft). The majority of the site is bounded with palisade fence or low level demountable barriers to frontages.

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition, on a Gross Internal Area Basis.

Description	Sq Ft	Sq M
Vehicle Showroom	2,125	197.41
MOT Workshop	1,875	174.19
Cellular Offices	447	41.53
Welfare Facilities	<u>66</u>	<u>6.13</u>
<b>Total</b>	<b>4,513</b>	<b>419.20</b>

Areas quoted are approximate and should not be held as 100% accurate.

## Viewings Strictly by Appointment Only.

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