



**FORMER CAR SHOWROOMS AND REPAIR CENTRE, CROMER ROAD, NORWICH, NR6 6NB
TO LET | PROMINENT ROADSIDE PREMISES
39,452 SQ FT (3,665 SQ M) ON 3.23 ACRES (1.31 HECTARES)**

LOCATION

Norwich is a major UK city and the largest in East Anglia, located 110 miles north east of London, 65 miles east of Cambridge and 42 miles north of Ipswich. Norwich is a major service centre for the region and one of the UK's fastest growing urban areas.

The property is located in a prominent position fronting Cromer Road (A140), approximately 3 miles north of Norwich City Centre, adjacent to Motorvogue Hyundai, Fiat, Jeep, Abarth and Alfa Romeo. Other nearby occupiers include B&Q, McDonalds, Enterprise Rent-a-Car, Screwfix, B&M Stores, Asda, Tesla and CarShop.



SUMMARY



Description

The property comprises a combined floor area of 39,452 sq ft (3,665 sq m) which is split between two modern dealership buildings for Land Rover and Jaguar respectively along with a Pre-Delivery Inspection/prep centre building to the rear.

The dealerships provide showrooms, offices, and workshops with approximately 255 vehicle display and car parking spaces externally.

The site comprises 3.23 acres (1.31 hectares) and has a low site density of 28%. The property benefits from dual access points and has over 150 metres of frontage onto the A140 Cromer Road.

Additional parking/display space is available by way of separate negotiation. There are up to 240 spaces available in the neighbouring site fronting onto Reepham Road.

Terms

Available by way of a direct lease with the landlord.

Quoting rent available on application.

EPC

Land Rover – D
Jaguar – D
PDI and Valeting Building – D

Copies available upon request.

Rateable Value

According to the Valuation Office Agency there is a single assessment for the buildings. The RV is £347,500.

Planning

The property falls under the jurisdiction of Broadland District Council Local Plan, the site is unallocated.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal costs

All parties to bear their own legal costs.



ACCOMMODATION

	Sq ft	Sq m
Land Rover		
Showroom	5,149	478.33
Offices and ancillary	2,001	185.93
Parts	1,658	154.04
Workshop office and ancillary	801	74.38
Workshop	8,181	760.02
Ground floor total	17,790	1,652.7

First Floor		
Offices and ancillary	3,618	336.11
Parts Mezzanine	1,450	134.74
First floor total	5,068	471.85
Land Rover Total GIA	22,858	2,123.55

Parking		
Front display		8
Used car display		33
Customer parking		12
Service parking		33
Rear parking		118
Sub Total Parking		204

Jaguar		
Showroom	2,914	270.70
Showroom reception	475	44.13
Showroom ancillary	218	20.27
Showroom offices	398	36.97
Workshop control and ancillary	826	76.73
Parts	957	88.88
MOT bay	1,551	144.09
Workshop	3,367	312.81
Valeting bays	552	51.29
Archive store	160	14.90
Ground floor total	11,418	1,060.77

Parts Mezzanine	598	55.57
Jaguar Total GIA	12,016	1,116.33

Parking		
Front display		10
Side display		26
Rear parking		15
Sub Total Parking		51

Pre-Delivery Inspection and Valeting Building		
Dry valet area	2,605	242.01
Smart repair	594	55.20
Wet valet area	801	74.40
Ancillary	342	31.78
First floor archive store	236	21.89
PDI Total GIA	4,578	425.28
Overall total GIA	39,452	3,665.17
Overall total Parking		255



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