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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

## TO LET – FULLY FITTED GARAGE WITH SHOWROOM, MOT STATION/WORKSHOP, VALETING BAY, FORECOURT AND EXTENSIVE PARKING TO THE REAR



Ipswich Road  
Needham Market  
Suffolk  
IP6 8EG

### TO LET

Available separately or as one  
Flexible lease terms  
Former MOT station/workshop  
84 m/276 ft frontage  
Includes canopy and private fuel pump  
Equipment available by separate negotiation

## LOCATION

Needham Market is located approximately 6.3 miles north west of Ipswich and 1.4 miles from junction 51 of the A14. Kerridges garage occupies a prominent position on Ipswich Road (B113) just off the junction with Coddenham Road close to the town centre.

## DESCRIPTION

The property comprise a fully operational garage housing a showroom, workshop/former mot station, petrol pump under a canopy and twin valeting bay along with extensive parking both forecourt and rear. The site benefits from a 84 m/276 ft frontage to Ipswich Road. The components to the property can be let as one or in part, subject to terms. The showroom is equipped with led lighting, carpets/part tiled floor with oil fired central heating. There are two offices to the rear with a wc. Outside the the showroom and across the forecourt are up to circa. 55 car sales spaces.

The workshop comprise a reception office, workshop/former mot station with parts department and first floor store. There is a glazed double sliding door for vehicle access in the front elevation and a pedestrian access to the side serving reception. There are led lights throughout and oil fired central heating in the office. There are two external wc's serving the workshop (part of the fixtures and fittings). The workshop is fully fitted and these are available by separate negotiation (please contact the agents office for a list). To the rear of the showroom is a twin bay valeting unit with two up and over doors under a pitched roof. In front of the mot workshop is a canopy protecting a single diesel/petrol pump which has been used for private use.

## ACCOMMODATION

*(Please note all areas and dimensions are approximate)*

Showroom 167 sq m 1,795 sq ft  
includes 2 offices and a wc facility

Outside and to the rear of the property are 2 wc's

Workshop - gross internal area 412 sq m 4,433 sq ft  
includes reception, parts department, mot office and mains workshop

First Floor storage 69.2 sq m 745 sq ft  
Total workshop area 481.2 sq m 5,180 sq ft

Twin valeting bay 40.7 sq m 438 sq ft  
Forecourt parking up to circa 55 cars  
Extensive parking to the rear of the showroom

Overall area 689 sq m 7,417 sq ft  
Overall site area 0.93 acre/0.38 ha

## TERMS

The property is available by way of a new flexible lease, length to be agreed, with a proposed commencing rent for the entirety of £60,000 per annum exclusive.

## VAT

VAT is not applicable to the rent.

## SERVICE CHARGE

Should this site be split, a service charge will be applicable for the upkeep of the common area.

## SERVICES

All main services connected with mains electric, water and drainage. We have not tested any services and any interested party should carry out their own due diligence in relation to the services offered by utility companies, telecoms and IT links.

## PLANNING

We have been verbally advised that the planning for the site is within the use car dealership incorporating sales, repairs and servicing. We encourage any interested party to carry out their own investigations as to their use requirement by contacting Mid Suffolk District Council Planning Department on 0300 1234000 option 5.

## BUSINESS RATES

Rateable value £48,750 using standard rate of 51.2p, rates payable would be circa. £24,960 per annum for the entirety. For further information on business rates relief contact Mid Suffolk Council.

## EPC

EPC – upon request

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Strictly by prior appointment with Sole Agents  
Reader Commercial on 01473 289600  
[martin@readercommercial.com](mailto:martin@readercommercial.com)



**Showroom**



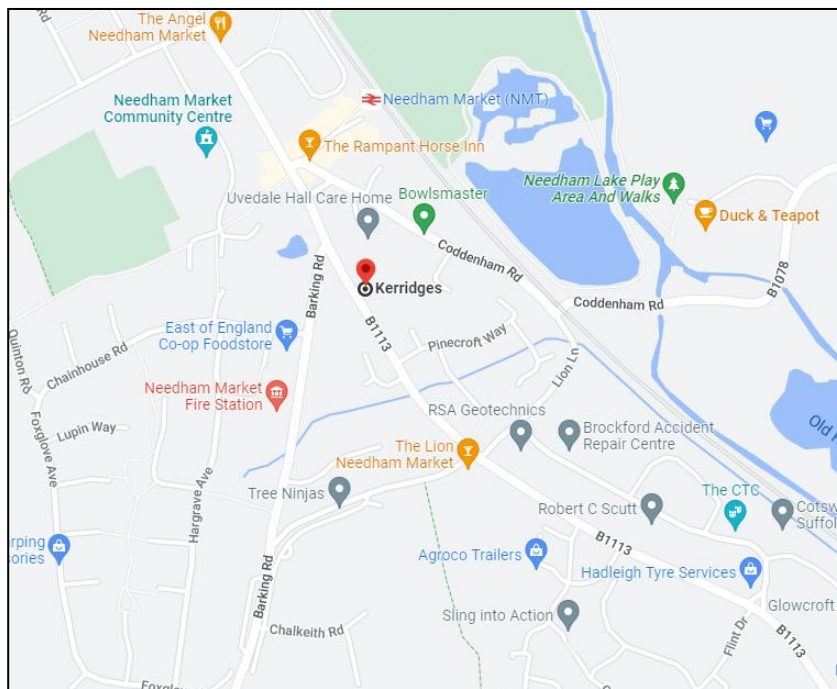
**MOT Station and forecourt area**



## Extensive outside parking area



## Plan for location purposes only



## Title plan of site



Note: - Title number SK318559 is not part of the site available

