

WITHOUT PREJUDICE



## The Forge, Garrison Hill, Southampton, SO32 3QL

Established Motor Trade Site Available

### Summary

Tenure	To Let
Available Size	4,139 sq ft / 384.53 sq m
Rateable Value	£45,750
EPC Rating	E (111)

### Key Points

- To Let
- Two Showrooms and MOT Centre
- Established Motor Trade Property
- Onsite Parking
- Other uses considered STP

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# The Forge, Garrison Hill, Southampton, SO32 3QL

## Description

The property current trades as Taylors Garage, and consists of two units at the front (L) showroom/reception area, (R) showroom, and an MOT centre at the rear.

The property lends itself to many possible uses, including Showroom(s), MOT Centre, Petrol Station, Convenience Store, and other considerations.

The property has allocated parking to be assigned to each unit.

## Location

Droxford is approximately 5 miles north, following the A32 from Wickham. Neighbouring areas include Swanmore, Waltham Chase, Bishops Waltham, Dean, Exton, and Hambledon.

The property is around 8 miles East of the A3, which leads directly to London, and 7 miles north from the M27 which connects to Portsmouth in the East and Southampton in the West.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Showroom (Left)	990	91.97	Available
Unit - Showroom (Right)	901	83.71	Available
Unit - MOT Centre	2,248	208.85	Available
<b>Total</b>	<b>4,139</b>	<b>384.53</b>	

## Specification

### MOT Centre

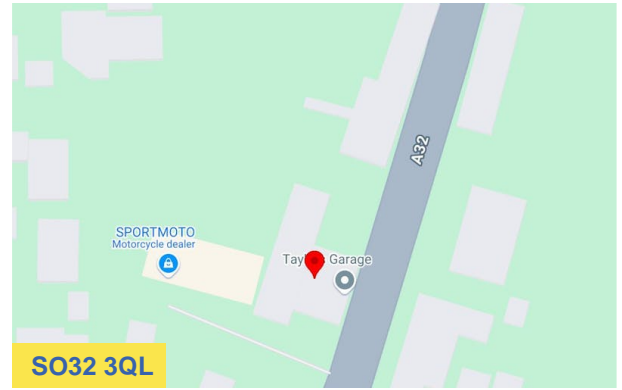
- \* Steel port frame
- \* Concrete floor
- \* Brick build
- \* Internal water
- \* Office space
- \* 4 MOT bays
- \* 2 Pits
- \* Rolling road
- \* 3-phase electric
- \* LED Lights
- \* x4 loading doors [x1: 3.29m (h) x 4.38m (w); x3: 3.65m (h) x 4.38m (w)]
- \* Min eaves 4.36m

### Showroom (r)

- \* Concrete floor
- \* Shell unit
- \* LED Lights
- \* Internal water
- \* UPVC double glazed windows
- \* 2.2m eaves
- \* Loading: 2.2m (h) x 3.54m (w)

### Showroom (L)

- \* As above
- \* Loading door: 1.96m (h) x 2.26m (w)



## Viewing & Further Information

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## Terms

To be let on a new full repairing and insuring lease, on terms to be agreed for £54,000 per annum.

## Business Rates

The Forge site has a rateable value of £45,750 (Source - VOA)

You are advised to make your own enquiries with the local council on these figures and possible fees.

## Other Costs

Building Insurance & Motor Policy - Currently £1,600 pa

Legal Costs - Each party to be responsible for their own legal costs.

VAT - The property is elected for VAT





