



**CAR SALES FORECOURT, RUGGWICK GARAGE, LOXWOOD ROAD, RUGGWICK, WEST SUSSEX, RH12 3JN**

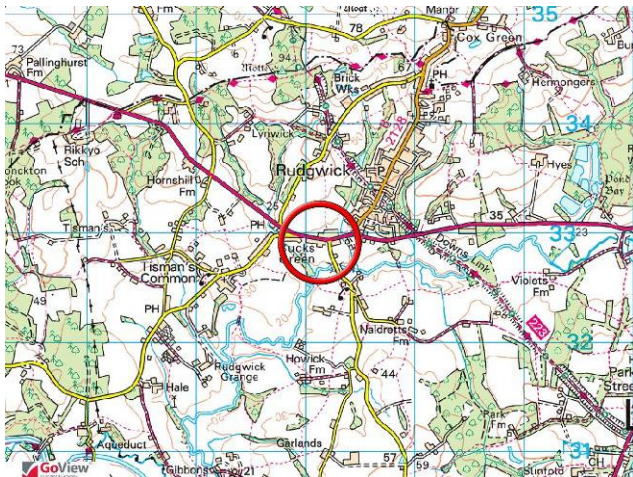
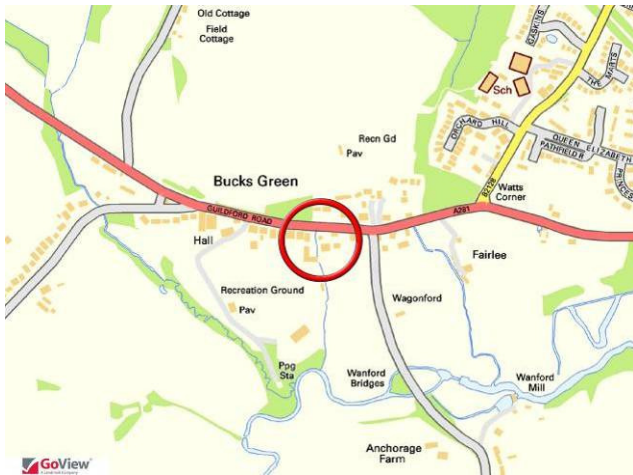
- CAR SALES FORECOURT WITH PREPARATION AREA & SALES OFFICE
- AVAILABLE TO LET ON A NEW LEASE
- SUITABLE FOR A CAR RENTAL OR CAR SALES BUSINESS

**Colyer Commercial**  
CONSULTANT SURVEYORS

# CAR SALES FORECOURT, RUDGWICK GARAGE, LOXWOOD ROAD, RUDGWICK, WEST SUSSEX, RH12 3JN

## Location

The property is located on the junction of Loxwood Road in Rudgwick and the A281 the main thoroughfare between Horsham and Guildford. Rudgwick is a wealthy and attractive village being approximately 13 miles to the South of Guildford and 7 miles from Cranleigh. Horsham, with its mainline train station is less than 8 miles away providing a cosmopolitan atmosphere with plenty of shops, bars and restaurants. Gatwick is 23 miles away and Heathrow 36 miles.



## Description

The site at Rudgwick Garage has successfully traded as a vehicle sales business for the last 6 years. It benefits from being part of a well regarded MOT & Service Centre and has the following amenities/features:

- Front forecourt car sales- space for 11/12 cars.
- Parking Area to the rear of the site (3 spaces) & separate parking area on the main road (3 spaces).
- Sole Use of Rear Sales Office (78 sq ft)
- Fully Fitted Reception Area (Communal)
- Fully Fitted kitchen (Communal)
- WC Facilities (Communal)

## Business Opportunity

Watson Cars, have been trading at the premises for approximately 6 years but are now closing the operation to concentrate on Rudgwick Garage, the MOT and service centre.

The available space has been used by Watson Cars and is available to rent on a new lease.

Rudgwick Garage continues to operate and this would be of significant benefit to a smaller dealer looking for a rental space as someone will always be present Mon-Fri 8am-6pm to assist with any walk in enquires. Another benefit of having an onsite garage would be assistance with any mechanical issues that may arise.

## Terms

The premises are available to let on an internal repairing and insuring lease for a term to be agreed. The Lease is excluded from Section 24 to 28 of the Landlord & Tenant Act 1954 Part II relating to security of tenure.



Front under cover forecourt parking – space for 8 vehicles



Rear parking area with use of under cover tent- space for 4 vehicles.



### Rent

£21,600 per annum inclusive of business rates, electricity, water rates, upkeep of the property and cleaning of the communal areas.

### EPC

An EPC has been ordered and will be available shortly.

### VAT

VAT will NOT be chargeable on the rent.



Further parking for 3 vehicles.



Sales Office



Reception area

Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

**STRICTLY BY APPOINTMENT WITH THE SOLE LETTING AGENTS**

**TIM SHEPHERD**

01403333921 or 07921056072

tshepherd@colyercommercial.co.uk

**JO PARRY**

01403275275

office@colyercommercial.co.uk

