

PRELIMINARY DETAILS
MOTOR TRADE WORKSHOP & FORECOURT,
VICARAGE LANE, CAPEL, SURREY RH5 5LL



VILLAGE GARAGE SITE FOR SALE FREEHOLD-
POTENTIAL FOR VARIOUS CAR TRADE AND OTHER COMMERCIAL USES OR
AN OPPORTUNITY TO REDEVELOP, ALL USES WILL BE S.T.P.P.

**Offers in the region of
£ 700,000**



Reigate

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email • reigate@robinsonsmb.com

Dorking

253 - 255 high street dorking surrey RH4 1RP
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- Garage site for sale for existing use/could be repurposed for other commercial uses or for redevelopment S.T.P.P.
- Currently let for motor trade use with main workshop of approx. 4800 sq ft (446 m²) and forecourt under an existing lease up to April 2027 for motor trade use.
- Set on a site area of approx. 0.25 acres
- Freehold with delayed vacant possession

T 01306 884685

LOCATION

The premises are situated on Vicarage Lane just off The Street in the heart of Capel Village .

DESCRIPTION

OPPORTUNITY TO PURCHASE THIS VILLAGE GARAGE PREMISES SET ON SITE OF APPROX 0.25 ACRES FOR EXISTING/CONTINUED USE/OTHER COMMERCIAL USES OR REDEVELOPMENT.S.T.P.P. The site under **Title Nos: SY569196 & SY546524** – one title for the garage workshop site and forecourt and the other for the driveway over which a number of other parties have right of access and egress.

The existing building has operated as a traditional village garage and form a mix of forecourt to the front main workshop and ancillary areas.The vendor family now seek to sell the site for continued commercial use or redevelopment for a residential scheme.

The buildings on the site currently comprise a main workshop to the ground floor including office totalling approx 4800 sq ft (446m2) with eaves height 13'6" plus ancillary lean-to stores and male and female WC's.. The site overall extends to approximately 0.25 acres.

GUIDE PRICE

Offers in the region of £ 700,000 plus VAT subject to contract **and subject to the existing lease with full vacant possession available from lease expiry in April 2027.**

TENURE

Freehold sale under Title Nos: SY569196 & SY546524 subject to the existing lease with full vacant possession available from lease expiry in April 2027.

EXISTING LEASE PRESENT OCCUPATION & PASSING RENT

The property is currently in use by way of a 14 year lease granted from 19.4.12 but extended to 2.4.27 within the LTA 1954 provisions granted to motor trade user. The lease is to expire 2.4.27 **to enable full vacant possession being granted at that time.** The passing rent is discounted due to the

Tenants personal association with the Landlord and the condition of the workshop and is set at £24,000pax paid monthly at £2000 pcm.

We have the opinion that the Estimated Rental Value with the workshop roof overhauled in the open market would be £52,000 to £55,000 pax.

PLANNING INFORMATION AND PLANNING HISTORY

We are not aware of any recent planning history on the site other than ancillary to the extending use. We are aware that our client has commissioned an environmental report and contamination assessment in April 2024.

RATES

The property has a rateable value of £37,750.

VAT

We are advised that these premises are not elected for VAT and therefore VAT will not apply to the purchase price.

LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

EPC

An EPC is being commissioned

VIEWING

Strictly by prior appointment only through sole agents:

ROBINSONS

01306 884685

www.robinsonsmb.com



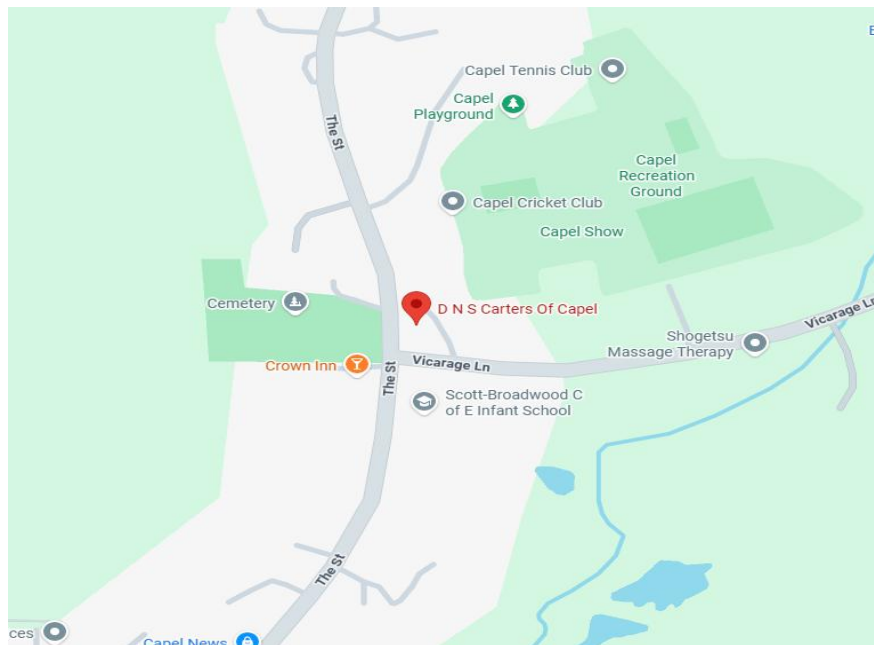
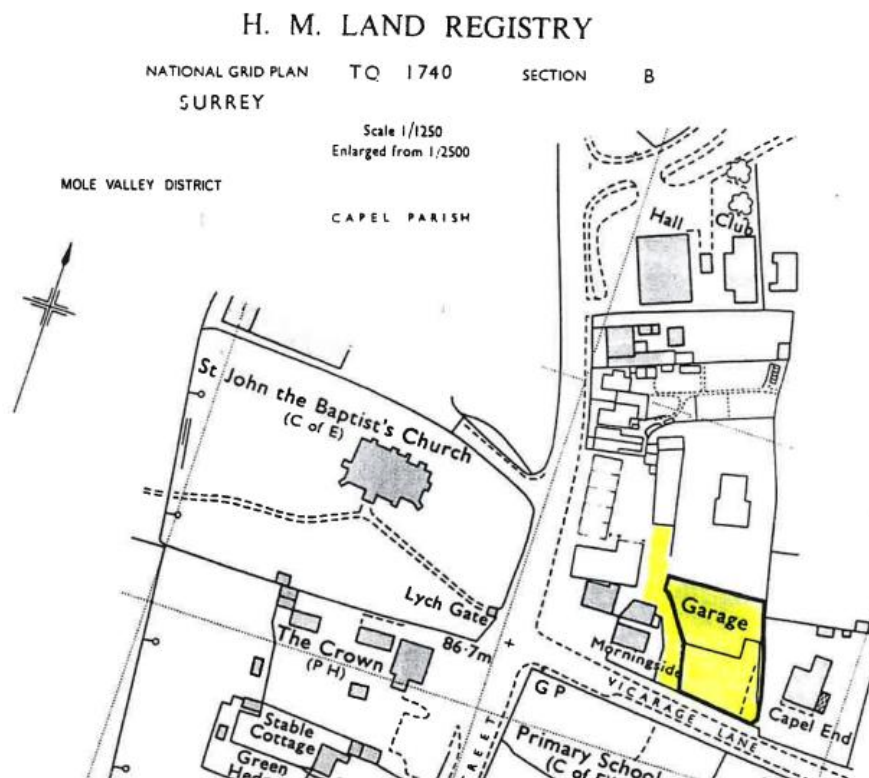
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