



# FOR SALE

**FORMER FORD DEALERSHIP, DOWNSHIRE WAY,  
BRACKNELL, RG12 1QN**

**0.33 HA (0.84 ACRES)**

## LOCATION

Bracknell has a population of 113,205 (Census 2021) and is 11 miles east of Reading, 9 miles south of Maidenhead and 25 miles west of central London.

The town is served by 2 railway stations and is at the end of A329 (M), in between junction 3 of the M3 and junction 10 of the M4 motorways.

The premises immediately adjoin a serviced apartment block with The Gym on the ground floor and a Euro Garages operated Esso Petrol Station and Spar. Other well-known occupiers in the locality include Premier Inn, Jewsons, Howdens and Kwik Fit.

## DESCRIPTION

The site is believed to have been constructed in the 1980's and comprises two detached buildings. A former showroom fronts Downshire Way and is of single storey, steel framed construction with brick and glazed elevations. Internally arranged as showroom, reception, lounge and offices.

A second building to the rear of the site is arranged as a 10 bay workshop alongside 2 MOT bays and an additional area for valeting. Some additional staff and storage is at first floor.

## CONTACT

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[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

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## IMPORTANT INFORMATION

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**ACCOMMODATION**

The approximate floor areas and dimensions are:

**Showroom Building**

Showroom:	202.41 sq m	(2,200 sq ft)
Reception:	22.43 sq m	(214 sq ft)
Ancillary:	14.67 sq m	(158 sq ft)
Offices:	15.97 sq m	(172 sq ft)

**Workshop:**

Service & Parts:	915.19 sq m	(9,851 sq ft)
Reception:	49.14 sq m	(529 sq ft)
Ancillary:	46.48 sq m	(500 sq ft)
First floor: (staff/store)	40.12 sq m	(432 sq ft)

<b>Canopy:</b>	65.28 sq m	(703 sq ft)
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**TENURE**

It is understood that the site is held freehold.

**PRICE**

Offers are invited in excess of £2,500,000 (£2.5M)

**PLANNING**

It is understood that the premises will benefit from a sui generis planning consent for car showroom and ancillary workshop.

**RATES**

According to the Valuation Office website, the premises are assessed as follows:

Rateable Value: £170,000 (1 April 2023)

Interested parties are advised to satisfy themselves that the above assessment is correct and that this covers their intended use.

**LEGAL COSTS**

Each party to bear their own costs incurred in any transaction.

**ENERGY PERFORMANCE CERTIFICATES**

Showroom assessed as B (40) & Workshop as C (73).

Copy assessments available on request.

**VAT**

All figures within these terms are exclusive of VAT where applicable.

**VIEWING & FURTHER INFORMATION**

Strictly by prior appointment through:

Timothy Edgell, [timothy.edgell@carterjonas.co.uk](mailto:timothy.edgell@carterjonas.co.uk) / 0117 363 5702 / 0117 922 1222 or

Stuart Williams, [stuart.williams@carterjonas.co.uk](mailto:stuart.williams@carterjonas.co.uk) / 0117 922 1222

Bridget Hardwick, [bridget.hardwick@carterjonas.co.uk](mailto:bridget.hardwick@carterjonas.co.uk) / 0117 922 1222 at this office.

For details of all commercial properties marketed through this firm please visit: [carterjonas.co.uk/commercial](https://carterjonas.co.uk/commercial)

**SUBJECT TO CONTRACT    OCTOBER 2023**

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**Front Elevation  
Showroom**



**Side Elevation  
Showroom**



**Front Elevation  
Workshop**



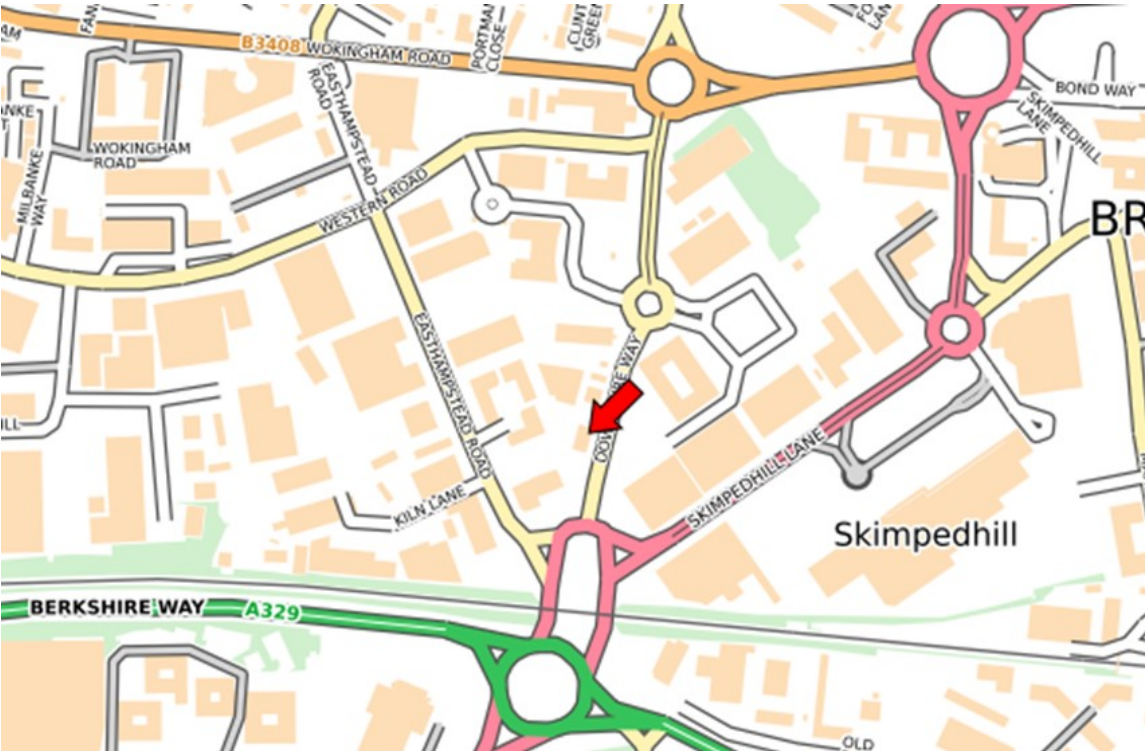
**Street View**

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Site outlined in red above



Plans produced above are for identification purposes only; are not to scale

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