

Ufton Garage
Southam Road, Ufton
Leamington Spa
CV33 9PF

ehB
Reeves

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For Sale/May Lease

Freehold Car Sales Site, Sales Forecourt,
Workshops, Offices, Retail Unit, and 2
Bedroom Bungalow With Garden

- Very Well Established Car Sales Site & Investment Property
- Sales Forecourt, Storage and Offices Suitable For Alternative Uses
- Proprietor's Residence If Required
- Site Area of 0.38 Acres With Great Redevelopment Prospects
- High Profile Main Road Frontage on A425
- Great Potential Alternative Business Uses
- Currently Retail Unit and 2 Bedroom Bungalow Vacant
- Potential Investment Income of £17,400 p.a In Addition to Car Sales Site

Interested in
this property?

Contact

Simon Hain

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Location

The Ufton Garage site is situated in the heart of the picturesque village of Ufton, a most prominent location on the Southam Road (A425) almost midway between Royal Leamington Spa and the market town of Southam. The site is identified on the attached location plan.

Description & Accommodation

The Ufton Garage is a prominent and vibrant car sales site and has been for many decades, occupying a very high profile roadside position in the heart of this Warwickshire village. The site has a frontage of approximately 67m and an average depth of approximately 20m and a site area of approximately 0.38 acres. Included within the property is the car sales complex comprising customer reception and offices with ancillary kitchen facility, WCs, and two vehicle repair workshops (one fitted with car lift), two enclosed compounds, sales forecourt, and storage areas. The current car sales site will be sold with vacant possession.

The site can produce an investment income of **£17,400 per annum**, with additional car parking adjacent to a retail unit/sandwich bar which is in turn attached to a bungalow providing two bedrooms, kitchen, living room, bathroom, double garage, storage area, garden chalet and garden laid to lawn. This facility would make an ideal proprietor's residence if required or be retained as an excellent investment asset.

In greater detail the site provides the following:-

Ufton Garage

Car Sales Office 245 sq.ft (22.74 sq.m)

Private Office 70 sq.ft (6.52 sq.m)

Store

Kitchen

Workshop 1 382 sq.ft (35.51 sq.m)

Workshop 2 382 sq.ft (35.51 sq.m)

Separate WC facilities

Outside

The car sales site has an excellent tarmac and stone surfaced sales forecourt across the entire frontage, supplemented by an enclosed compound at the front that could allow for an extension to the Workshops and a rear yard area which would allow for a rear extension. The site will accommodate between 36 and 40 vehicles.

Retail Unit

Width 6.54m

Depth 3.25m

Access to a kitchenette area and WC

Bungalow

Comprising an entrance porch, 2 bedrooms, kitchen and bathroom. A back door provides access to the garden which is principally laid to lawn and fully fenced and includes a garden chalet.

Double garage

Services

All mains services are connected to the site. The garage benefits from three-phase electricity. Each part has separate gas and electricity services and the water main is sub-metered to the three constituent parts.

Tenure and Investment

The property is to be sold Freehold, subject to vacant possession of the Ufton Garage, the shop unit and the bungalow.

Freehold Price

Offers invited in excess of £895,000 for the freehold interest.

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Planning

The Property as a whole benefits from various permitted uses to include Residential, Retail Shop, Catering and Food Outlet, Car Sales plus Car Repairs and Servicing some of which are sui generis with long established use and would allow for additional related uses.

Business Rates

The rateable values for the current year are:
Ufton Garage Site £10,750
Shop Unit £3,050

Council Tax

Bungalow Council Tax Band B

EPC

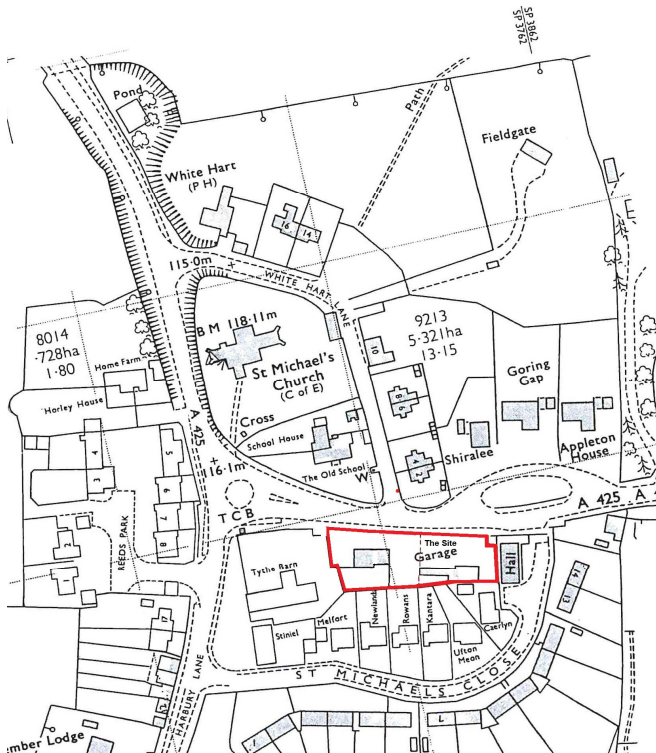
Ufton Garage Car Sales Unit **C74**
Shop **C51**
Bungalow **E54**

Legal Costs

Each party will meet their own legal costs.

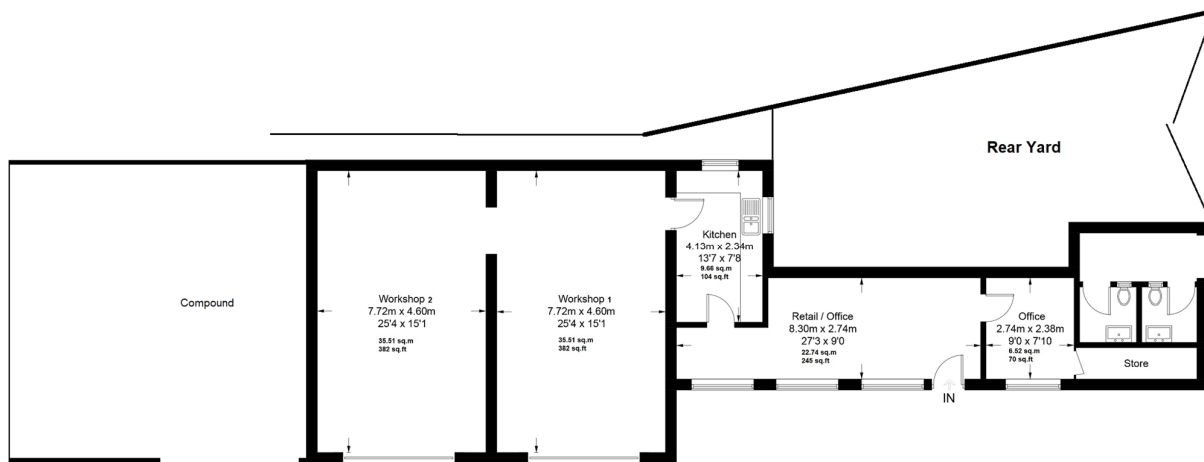
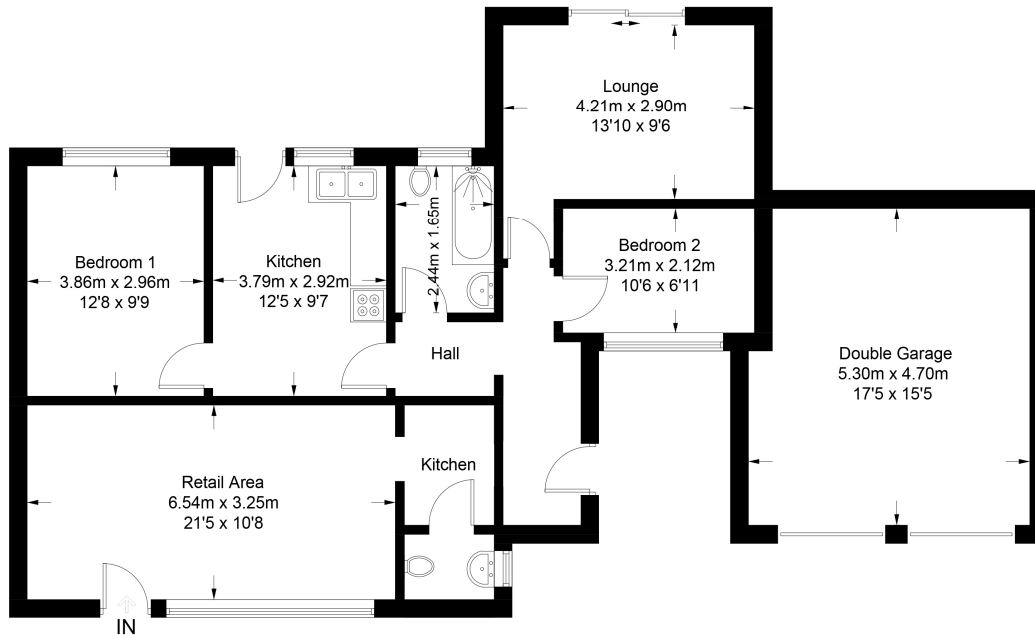
Viewing

Strictly by appointment through the Sole Selling Agent ehB Reeves
01926 888181.



The Post Office Bungalow and Retail Unit, Southam Road, Ufton, CV33 9PF

Approximate Gross Internal Area = 83.9 sq m / 903 sq ft
 Double Garage = 23.9 sq m / 257 sq ft
 Total = 107.8 sq m / 1160 sq ft



Ground Floor

Ufton Garage, Southam Rd, Ufton, CV33 9PF

Approximate Gross Internal Area = 125 sq m / 1345 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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