

**PROMINENT  
ROADSIDE SITE**



**FREEHOLD**

# **LONG ESTABLISHED BUSINESS INCLUDING LAND & BUILDINGS FOR SALE FREEHOLD**

*0.37 acres (0.15 hectares) approx.*



## **'MILLSTREAM'**

**64 STATION ROAD • GOMSHALL • NR GUILDFORD • SURREY • GU5 9NR**

### **LOCATION:**

The subject property is situated in Gomshall, a small village located in the Civil Parish of Shere providing essential shopping facilities and amenities with a resident population of 3,359 persons.

The property fronts the main Dorking Road (A25) being located some 7.5 miles from Guildford and 6 miles from Dorking where a mixture of town centre shopping facilities and amenities are available. Gomshall also benefits from a main-line station which provides a reasonably frequent service to Guildford in about 25 minutes and Gatwick Airport railway station in 35 minutes.

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## **DESCRIPTION:**

The subject premises comprise a former petrol station probably dating from the post-war period, we understand that petrol sales ceased in the 1980s, the current owners now operate the premises as a Car Showroom with ancillary Offices, Stores, Workshops and an external vehicle display area, the site does benefit from reasonably extensive roadside frontage. The site extends to some 0.37 acres (0.15 hectares) approx.

Overall, the buildings comprise a fairly rudimentary assortment of single storey brick-built buildings beneath a flat roof with single glazed frontage/access doors for the most part, whilst internally the finish is basic with plastered and painted walls for the most part and solid floors. Taking each element in turn we would comment briefly as follows:

## **Main Vehicle Showroom:**

Internally the main Showroom/Office accommodation benefits from solid and tiled floors, plastered and painted walls, suspended ceilings with recessed lighting and a floor to ceiling height of some 2.60 m. The building extends to some 68 sq m (731 sq ft) approx., forming part of the main showroom is a small partitioned office presently used as a Reception and Administration area.

## **Office/Parts Store & WC block:**

Adjacent and attached to the main showroom is a small office and parts store that extends to some 12.50 sq m (729 sq ft) approx. whilst adjacent to the Office/Parts store is a small WC block of brick construction beneath a flat roof comprising separate male and female provision.

## **Workshop No 1 - (Tyre Fitting Bay):**

Also attached to the main showroom is a workshop currently used as a tyre fitting bay that is presented in fairly basic order comprising a single bay workshop extending to some 40.59 sq m (436 sq ft) whilst the floor to ceiling height is 4.50m. Overall, the premises afford space for 1 x vehicle and are arranged to provide open plan accommodation normally used for tyre fitting and general vehicle servicing. Adjacent to Workshop No 1 but accessed externally are 3 x further areas providing Mess Room facilities, a Compressor Room and single WC.

## **Workshop No 2 - (Main Workshop):**

The main Workshop accommodation is a detached single storey brick-built building with part clad front elevations beneath a flat roof with 3 x access doors to the front and is arranged to provide capacity for 3 x vehicles; the property extends to some 78.54 sq m (845 sq ft) whilst the floor to ceiling height is 4.50 m. Natural light is reasonably good throughout.

## **Workshop No 3 - (Prefabricated Workshops):**

Located to the rear of the site is a prefabricated structure of frame construction beneath a pitched and corrugated roof covering ostensibly providing 2 x bay accommodation one of which (left side when facing) is used for vehicle preparation and cleaning whilst the other is a dedicated MOT and servicing bay. The total area extends to some 124.32 sq m (1,338 sq ft) approx. The site also benefits from mains drainage, mains water and a three-phase electrical power supply.

Overall provides reasonably extensive external vehicle display areas together with an assortment of Workshops, Stores and Offices together with ancillary facilities in a prominent main road position with an extensive road frontage.

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### **NOTE:**

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**ACCOMMODATION:** *(All floor areas quoted are Gross Internal and approx.)*

<b>Ground Floor Vehicle Showroom</b>	<b>729</b>	<b>sq ft</b>
<b>Offices/Parts Store</b>	<b>296</b>	<b>sq ft</b>
<b>Workshop (1)</b>	<b>587</b>	<b>sq ft</b>
Inc. Staff/Mess Room/Compressor Room & WC		
<b>Detached Workshop (2)</b>	<b>845</b>	<b>sq ft</b>
<b>Prefabricated Workshops (3)</b>	<b>1,338</b>	<b>sq ft</b>
<b>Male/female WC facilities</b>	<b>86</b>	<b>sq ft</b>
<b>Total</b>	<b>3,881</b>	<b>sq ft (360 sq m) approx.</b>

External vehicle display area with capacity for 15-20 cars.

Site area: 0.37 acres (0.15 hectares) approx.

**TERMS:**

The long established Millstream Cars Business together with the entire site is being offered For Sale on the open market for the first time in many years, the site is available Freehold with full vacant possession upon completion. Further details regarding the Business together with trading accounts are available from the Selling Agents.

**PRICE:**

**£1,500,000.00 for the Freehold interest**  
together with the Business and certain fixtures and fittings (to be agreed).

**VAT:**

VAT is not applicable.

**LEGAL COSTS:**

Each party to bear their own costs.

**BUSINESS RATES:**

Guildford Borough Council  
Description: Car Showroom and Premises  
Rateable Value: £30,750.00  
**Rates payable: £15,344 per annum (approx)**

**OTHER INFORMATION:** A copy of the Energy Performance Certificate (EPC) and Asbestos Survey are available upon request.

**VIEWING:**

By prior appointment through the **Sole Agents:**



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