



FOR SALE OR TO LET

Detached Motor Trade Workshop
4035 sq ft (374.86 sq m)

- Prominent Corner Position
- Excellent Parking & Partially Enclosed Yard
- Motor Workshops/Car Body Repair Facility

Longmead Industrial Estate, Shaftesbury

Unit 29A, Longmead Industrial Estate, Shaftesbury, SP7 8PL



LOCATION

Shaftesbury is situated within the heart of the Blackmore Vale and serves a wide catchment area with increasing residential and commercial expansion. The town has a resident population of 9,200 (Source: 2021 Census). The town is situated in a commanding position being on the crossroads for the A30 Yeovil/Salisbury and the A350 Warminster/Blandford trunk road, whilst the main A303 is only 8 miles to the north. Salisbury 25 miles, Blandford 17 miles, Poole 31 miles. There are mainline Railway services available at Gillingham (8 miles) and Tisbury (4 miles).

Longmead Industrial Estate is a long-established estate on the north eastern edge of the town with direct access off the A350. It houses a wide range of occupiers including Johnsons/Stalbridge Linen Services as well as motor dealerships, trade counter occupiers and a range of small businesses.

PLANNING

The property has a long established use as a motor vehicle workshop. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Dorset Council, Nordon, Salisbury Road, Blandford, DT11 7LL. Tel: 01258 454111.

ACCOMMODATION

Workshop **4035 sq ft** (374.83 sq m)

BUSINESS RATES

Rateable Value: £28,250.*

Rates payable for year ending 31/03/27: £12,204.

The flat has a Council Tax Band of A.

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

Money Laundering Regulations Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

DESCRIPTION

The property comprises a motor vehicle workshop on a self contained prominent corner plot. The building is of concrete frame construction with pitched cement sheet roof and attached two storey building of brick elevations under a flat roof. The site extends to approximately 0.32 acres.

The main workshop is serviced by two sliding shutter doors on either gable end and has a minimum eaves height of 4.18 m. A leanto extension to the workshop is also served by a loading door and has minimum eaves of 3.21 m. There are WC facilities and staffroom.

At first floor there is a self contained two bedroom flat with kitchen, bathroom and sitting room. The flat has gas fired central heating.

The building is serviced by a tarmac surfaced yard and partly enclosed by fence and gates.

TENURE

Long Leasehold or New Lease.

A long lease for a term of 125 years from 14 June 1972, subject to 25 yearly rent reviews (next review 14 June 2040). There is a ground rent of £3,040 per annum. The flat is let on an Assured Shorthold Tenancy at £11,700 pa. Details on request.

PRICE

£400,000.

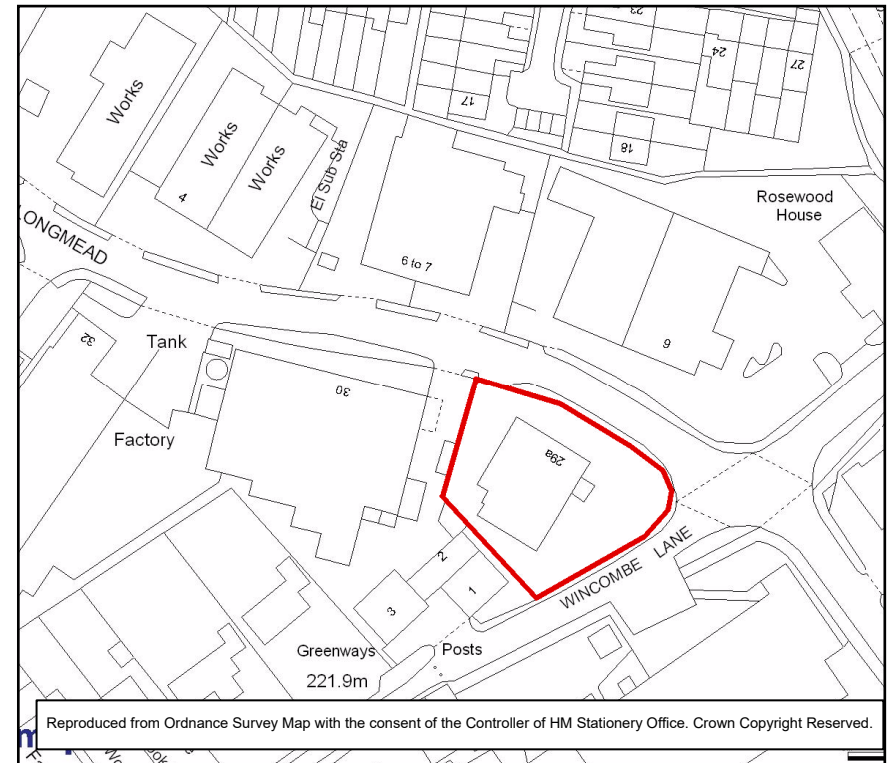
LEASE TERMS

For the workshop only a new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

RENT

£30,000 per annum exclusive.

Code for Leasing Business Premises As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, www.rics.org.



VAT

VAT is not payable on the price/rent.

SERVICES

Mains electricity (3 phase), gas, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

ENERGY PERFORMANCE

The property has an EPC rating of D82.

VIEWING

Strictly by appointment only.

Ref: DS/JW/17886-p29a

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