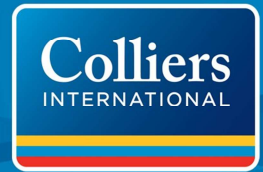


MARSH BARTON, EXETER

FOR SALE (MAY LET) - AVAILABLE MID 2015



Inchcape VW, 15 Trusham Road, Marsh Barton Trading Estate, Exeter, Devon, EX2 8QQ

- Two modern purpose built vehicle dealerships
- Situated in a prime location within the largest concentration of dealerships in Europe
- Nearby occupiers include Honda, Mitsubishi, Nissan, Renault and Ford
- Long lease at a peppercorn or occupational lease
- 5,545 sq ft and 18,041 sq ft / 23,586 sq ft on 1.7 acres

CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

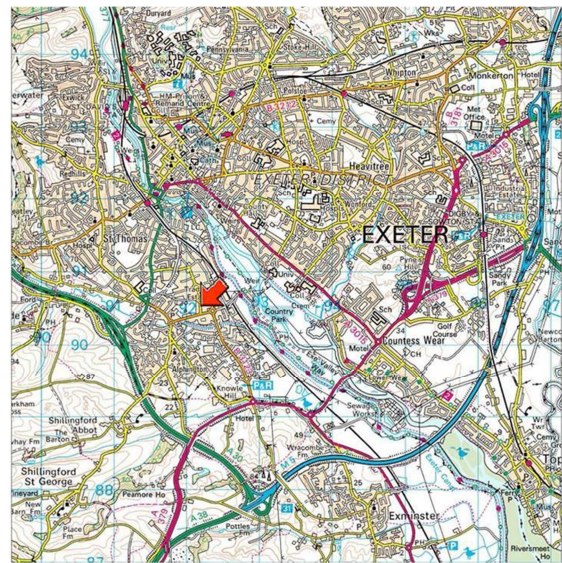
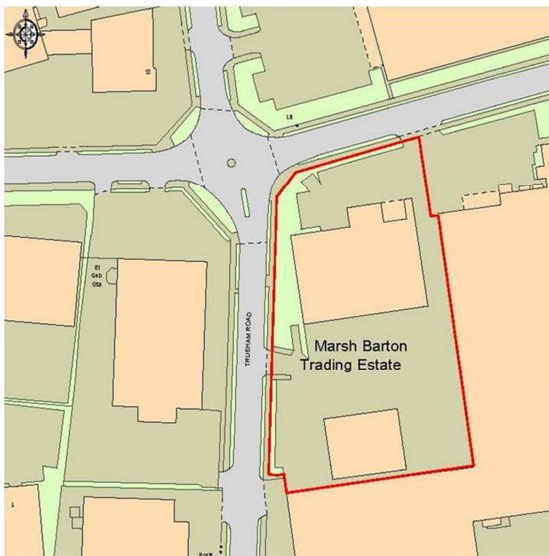
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Property Ref: [22843](#)

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Inchcape VW, 15 Trusham Road, Marsh Barton Trading Estate, Exeter, Devon, EX2 8QQ



LOCATION

The premises are situated within the Marsh Barton Trading Estate approximately 1.5 miles south of the city centre. Marsh Barton is the principle area within the city for both motor trade and trade counter uses, combined with industrial and out of town retail, resulting in high traffic volumes at most times.

DESCRIPTION

Two modern purpose built vehicle dealership facilities of steel framed construction clad with coated metal curtain walling, each comprising glazed showrooms to the front with parts and workshops to the rear.

There are vehicle display areas to the front including a small canopy in front of the smaller showroom, and parking and circulation areas to the side and rear. There are approximately 150 car parking spaces on the combined sites, 80 of which are used for car display.

TENURE

The property is held under a 125 year lease at a peppercorn expiring 24/3/2102. Copy documentation can be provided on request.

RATEABLE VALUE

Description: Car Showroom and Premises
Rateable Value 2010 list: £196,000

ENVIRONMENTALS

Prospective parties will need to undertake their own investigations to satisfy themselves on environmental issues. The vendor will require an indemnity from the purchaser against any environmental liabilities or claims with regard to the site.

LEGAL COSTS

Each party is to be responsible for their own legal costs in this matter.

VAT

All prices and rents quoted are exclusive of VAT, which maybe payable.

FLOOR AREAS

The Property has the following approximate gross internal floor areas

Former Audi

Showroom/Offices	3,585.78 sq ft	/	333.13 sq m
Workshop and Parts	1,732.99 sq ft	/	161 sq m
Mezzanine	225.93 sq ft	/	20.99 sq m

Inchcape VW, 15 Trusham Road, Marsh Barton Trading Estate, Exeter, Devon, EX2 8QQ

VW

Showroom	5,584.21 sq ft	/	518.79 sq m
Workshop	5,706.70 sq ft	/	530.17 sq m
Ancillary	461.56 sq ft	/	42.88 sq m
Preparation/Wash Bay	955.40 sq ft	/	88.76 sq m
Parts	1,987.02 sq ft	/	184.60 sq m
Parts Mezzanine	1,687.89 sq ft	/	156.81 sq m
First Floor Offices	1,658.40 sq ft	/	154.07 sq m

FURTHER INFORMATION AND VIEWING

For further information please contact the sole agents.

TERMS

Upon Application



Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.
25/07/2014

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Energy Performance Certificate

Non-Domestic Building



Mann Egerton Audi
15 Trusham Road
Marsh Barton Trading Estate
EXETER
EX2 8QQ

Certificate Reference Number:
0891-2674-4430-8400-2403

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 68

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 489
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 74.27

Benchmarks

Buildings similar to this one could have ratings as follows:

21 If newly built

56 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.