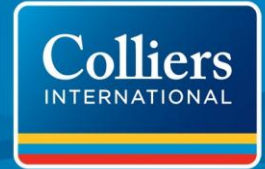


FOR SALE

VEHICLE SHOWROOM



Cooper Mini, West End Road, Ipswich, IP1 2DT

- Prominent car showroom premises with frontage to the A137 West End Road
- Total site area of 0.81 hectares (2 acres)
- Available due to relocation

8,031 sq ft (746 sq m)

CONTACT US

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

William Jolly
+44 117 917 2069
William.Jolly@colliers.com

Chris Moody
Savills
30 Princes Street
Ipswich
IP1 1RJ
+44 1473 234835
cmoody@savills.com

Property Ref: 20970

Colliers International
Broad Quay
BRISTOL
BS1 4DJ
+44 117 917 2000

www.colliers.com/uk/automotive

Cooper Mini, West End Road, IPSWICH, IP1 2DT

LOCATION

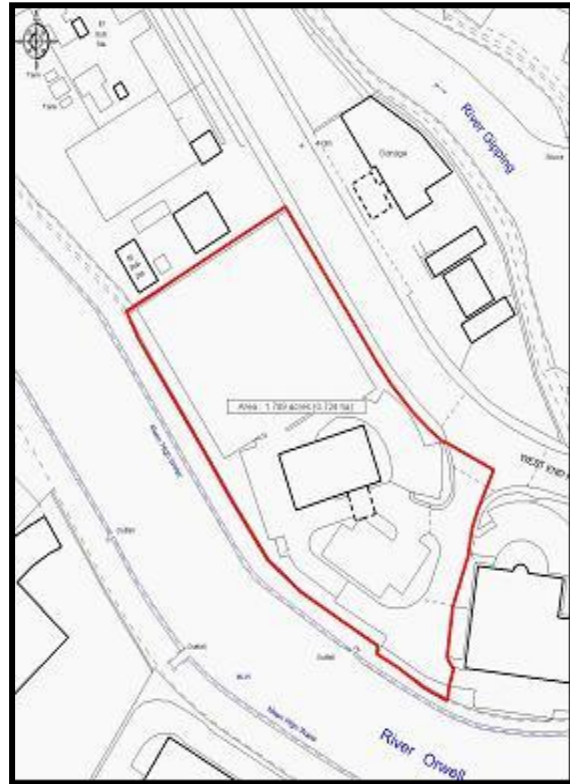
The property is situated fronting the A137 West End Road approximately 400 metres from its junction with the A1071 London Road, and 0.5 miles west of Ipswich Town Centre. The site lies within a predominantly commercial area with Mazda, Jaguar, Skoda and Mercedes dealerships all being located within the vicinity.

DESCRIPTION

The property comprises a two storey purpose built dealership of approximately late 1990's construction. The premises are constructed of a steel portal frame with exposed brick and block elevations beneath a pitched tiled roof. The premises incorporates a single height showroom area with glazed frontage, sales offices, workshop and valeting as well as first floor offices and storage.

ACCOMMODATION

The building is situated on a site of approximately 0.81 hectares (2 acres).



	sq m	sq ft
Ground Floor		
Showroom and Sales Offices	223.98	2,411
Workshop	101.79	1,095
Valeting	108.88	1,172
Mezzanine Storage	96.40	1,038
First Floor		
Offices and Storage	215.10	2,315
Total	746.15	8,031

RATEABLE VALUE

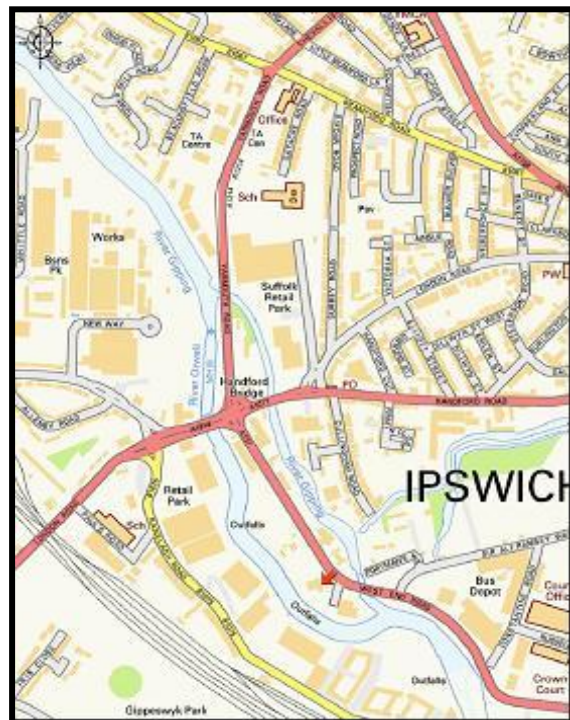
Rateable Value: £107,500 per annum.

Rates Payable: £49,235 per annum.

TERMS

Our client is seeking to sell their long leasehold interest for the whole site expiring January 2133, current passing rent of £100 pa. We are inviting offers based on £1.5 million.

Further information is available upon request. All enquiries welcome.



Energy Performance Certificate

Non-Domestic Building



Car Dealership
West End Road
IPSWICH
IP1 2DZ

Certificate Reference Number:
0860-0931-4010-0998-0002

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



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 71

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 741
Building complexity (NOS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:

51 If newly built

105 If typical of the existing stock