

# TO LET

## Well-Established & Prominent Car Sales Premises

282 Pinhoe Road, Exeter, EX4 7JQ



- Established car sales premises on main arterial road
- Display for up to 20 cars
- Modern customer reception and sales office
- Self contained with own staff welfare facilities



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### Location

The premises are prominently situated on the Pinhoe Road (B3212) which is one of the main arterial routes into the city centre which is located approximately 1.25 miles to the west. The area is characterised by a number of long-established independent businesses. The former ATS Euromaster depot next door has recently been sold and is to be refurbished and opened as an improved automotive business by the new owners in the New Year. There is also a parade of retail units with associated parking immediately adjacent and opposite the premises. Those retailers include a Londis convenience store, three hot-food take-away businesses, including an award-winning fish & chip shop, the Queen's Head public house and Exeter Fabric Centre.

### Description

The premises comprises a former petrol filling station, which for more than twenty years has been operated exclusively as a car sales outlet, and more recently a vehicle rental depot. The concrete surfaced forecourt provides sufficient space for the display of up to twenty vehicles. The perimeter is secured by metal looped rails which also provide a good permanent signage opportunity. There are two vehicle access points into the site (from the east and west) which are secured with lockable steel rails. The petrol station canopy has been retained and this provides a means of protection from the weather, as well as illumination of the forecourt. The customer reception and car sales office is located at the rear of the site. This is modern, with a fully glazed frontage set in an aluminium frame with a wide pedestrian access door. The reception provides a welcoming environment with sufficient space for a comfortable customer seating area, reception desk and the usual office furniture. A sliding door leads into a further private office with sufficient space for a further desk and filing. The offices benefit from an electric plug-in heating (hot air blower) above the entrance door which can be supplemented with portable heaters if required. There is fluorescent lighting, ample power and data points for most occupier's requirements and cable trunking fitted around the perimeter wall at skirting level.

Adjacent to the sales office is a useful self-contained staff rest area and storeroom. The accommodation has a window to the front which provides a good level of natural daylight, offering welfare facilities including a stainless steel sink with electric water heater above, a worksurface with a base and drawer unit, as well as space for a fridge and a fold down occasional table for refreshment breaks. There is a separate WC accessed off the entrance corridor.

This versatile room provides ample space for valeting equipment and products, as well as hand tools to undertake minor repair works. The electric meter and consumer board are located here.

The overall accommodation can be summarised below. Please note the areas stated are based on approximate average dimensions.

### Accommodation

	Sq ft	Sq m
Reception & Sales Office	217	20.16
Private Office	41	3.77
Rest Area & Store	132	12.26
Total	390	36.19
Single WC	--	--

### Outside

The agents are advised that the concrete surfaced vehicle display area can accommodate up to 20 cars.

### Services

Mains water, drainage and electricity are connected. The office has a telephone and internet connected.

### Security

The office has an intruder alarm fitted and the perimeter of the sales forecourt is secured with steel barriers as mentioned previously.

### Planning

The premises were granted planning permission for use as a car sales and associated office (Ref: 96/0257/FUL) in 1996.

### Business Rates

According to the Valuation Office Agency website, the property has the following assessment:

Rateable Value: £15,500  
Rates Payable for 2025 / 2026: £7,734.50

### Terms

The premises are available on a new Full Repairing & Insuring lease for a term to be agreed.

### Rent

£20,000 per annum exclusive.

### VAT

We understand that VAT is not applicable to the rent (or sale).

### Freehold

Our client may consider a freehold sale. Guide price £275,000.

### Energy Performance Certificate

The energy performance certificate rating is E102. The full certificate and recommendations can be provided on request.

### Legal Costs

Each party to be responsible for their own legal costs.

### Viewing

For further information or to view the premises please contact the sole agents, Bruton Knowles.

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## Contact:

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## Exeter office:

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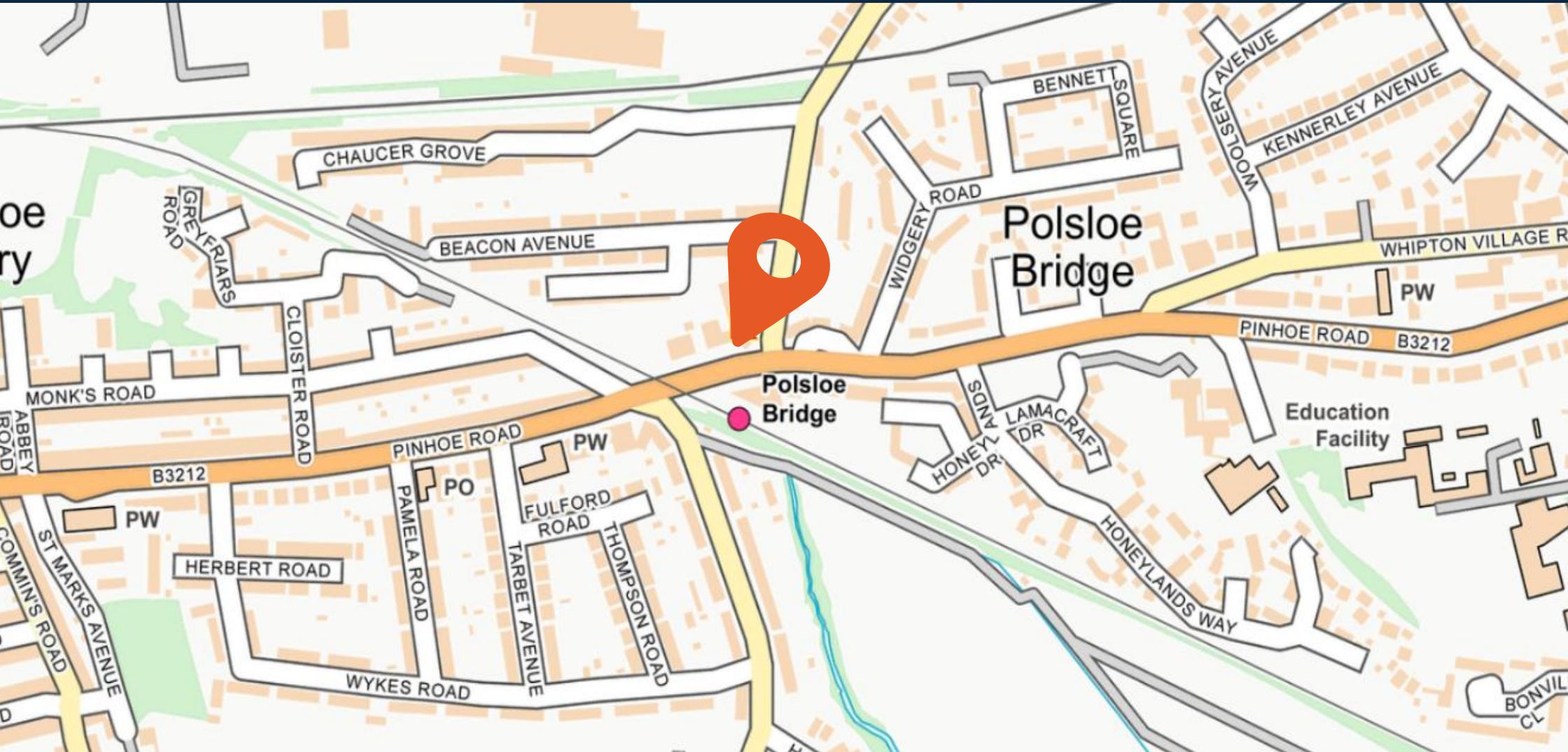
Exeter EX1 1RR



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