

Prime Car Showroom **FOR SALE**



Great North Road, Welwyn Garden City AL8 7TL
10,178 sq ft (945.5 sq m) on 0.73 acre.



EXECUTIVE SUMMARY:

- Well specified car dealership in a strategic location, fitted to an excellent standard having traded with the Volvo franchise.
- The property provides 10,178 sq ft of extremely well-presented showroom, workshop and office accommodation.
- Highly prominent location fronting the Great North Road (B197), 1.5 miles from Junction 4 A1 (M)
- Spacious site of 0.73 acre, providing a very low site coverage of approximately 32%.
- Excellent redevelopment potential, which may appeal for a number of alternative uses (subject to planning).
- Strong residential underpin.
- Available immediately.
- Freehold.
- Offers invited for the freehold interest, subject to contract and exclusive of VAT.



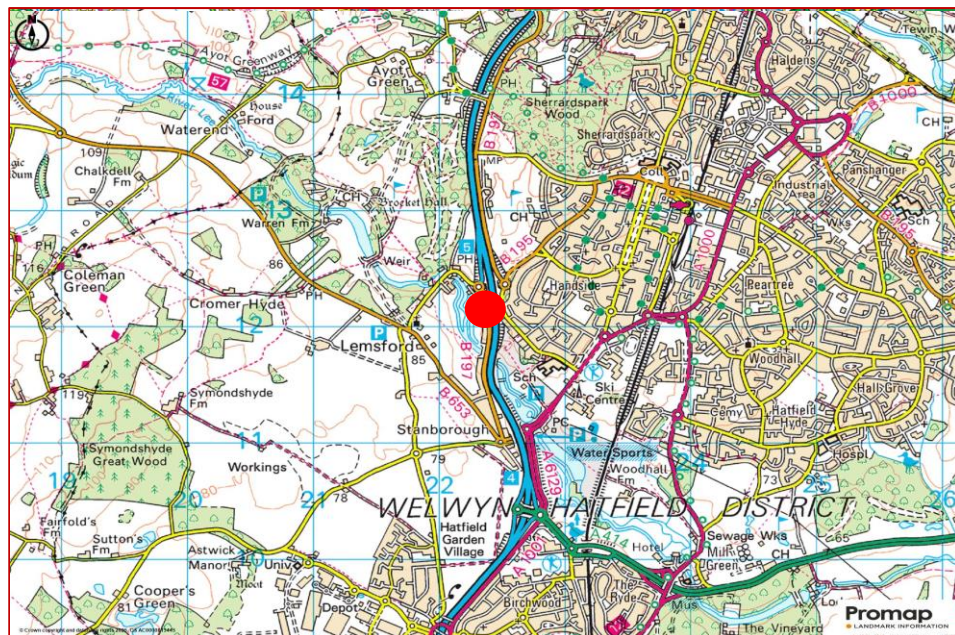
LOCATION

The property is situated in the affluent Hertfordshire town of Welwyn Garden City.

The showroom occupies a highly prominent position fronting the Great North Road (B197), which runs parallel to the A1 and is therefore highly accessible from Junction 4 of the A1 (M).

SITE AREA

The site extends to approximately 0.73 acre, providing a low site coverage of approximately 32%.



DESCRIPTION

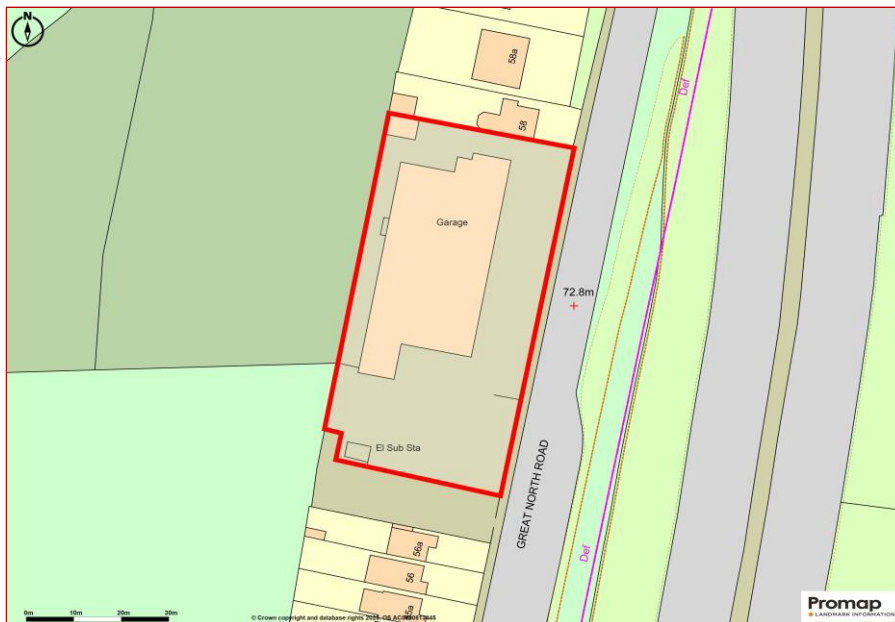
The property is extremely well-presented throughout having traded for many years under the Volvo franchise.

The built accommodation provides a large high-quality showroom, capable of displaying approximately five vehicles. Beyond the showroom is an expansive workshop which provides capacity for nine vehicle ramps. Office and parts storage accommodation is situated to the rear of the showroom.

External areas are expansive and are able to be utilised for vehicle display and storage purposes, accommodating a total of approximately 60 vehicles.

ACCOMMODATION

Area	Sq Ft	Sq M
Showroom	2,985	277.3
Offices	1,971	183.1
Workshop	3,303	306.8
Parts	1,640	152.4
Ancillary	279	25.9
Total	10,178	945.5



TERMS

Offers invited for the freehold interest, subject to contract and exclusive of VAT.

TENURE

Freehold

BUSINESS RATES

The building is assessed per the 2023 rating list at £126,000 (please note this does not represent the rates payable).

EPC

The Energy Performance Certificate is C (64).

VAT

Terms quoted are exclusive of VAT.

LEGAL COSTS

Each party to be responsible for their own legal fees incurred in the transaction.

VIEWING / FURTHER INFORMATION

Strictly by appointment with the sole agent, Knight Frank.

Contact



For further information, or to arrange a viewing, please contact the Knight Frank Automotive Team:

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Anti-Money Laundering

A successful bidder will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

Date of Details: June 2025

Date of Photographs: February 2025

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