

Prestigious Car Showroom

A3 | PORTSMOUTH ROAD | SURREY | GU26 6FZ

FORMER BMW/MINI
HINDHEAD



FOR SALE (MAY LET)

 Knight
Frank



Highlights

Rare opportunity to acquire a prestigious car showroom facility.

- Modern, high quality former BMW and MINI car dealership built for exacting standards for the premium brands in 2021.
- Situated in Hindhead, a highly sought after location within the suburban Surrey catchment.
- Prime location fronting the A3 Portsmouth Road providing excellent access to the highly affluent nearby communities including Hindhead, Guildford, Haslemere, Godalming and Farnham.
- Annual average daily traffic flow of in excess of 100,000 vehicles (2024).
- A highly-specified facility, providing two showrooms, expansive workshop alongside high-quality offices and ancillary accommodation.
- 38,735 sqft on 1.63 acres, providing a very low site coverage of approximately 28%.
- Excellent redevelopment potential, which may appeal for a number of alternative uses (subject to planning).
- Vacant possession available immediately.
- Attractive freehold title.
- We are instructed to seek offers for the freehold interest, subject to contract and exclusive of VAT.
- Alternatively, our client may also consider offers on a leasehold basis for the property, in its entirety or in part.

Location

Hindhead is located approximately **15** miles southwest of Guildford, **29** miles northeast of Portsmouth and **45** miles southwest of Central London.

The property is accessed via - and has an extended frontage to the A3 Portsmouth Road, the key arterial route between London and Portsmouth. The site benefits from excellent access and prominence with both carriageways of the A3 carrying an annual average daily traffic flow of approximately 100,000 vehicles (2024). Junction 10 of the M25 is situated approximately 20 miles northeast.

Situated between Hindhead and surrounding communities such as Farnham, Petersfield, Godalming, Bordon, and Billingshurst, the property has access to some of the most highly sought after locations in the Surrey catchment.

Haslemere Train Station is located approximately two miles to the east, offering South Western Railway services to London Waterloo in 50 minutes, whilst the UK's busiest airport, Heathrow, is 37 miles to the north.

This is an excellent location for motor retailing and other showroom uses, or indeed for commercial occupiers seeking to benefit from the exceptional visibility afforded to the property.

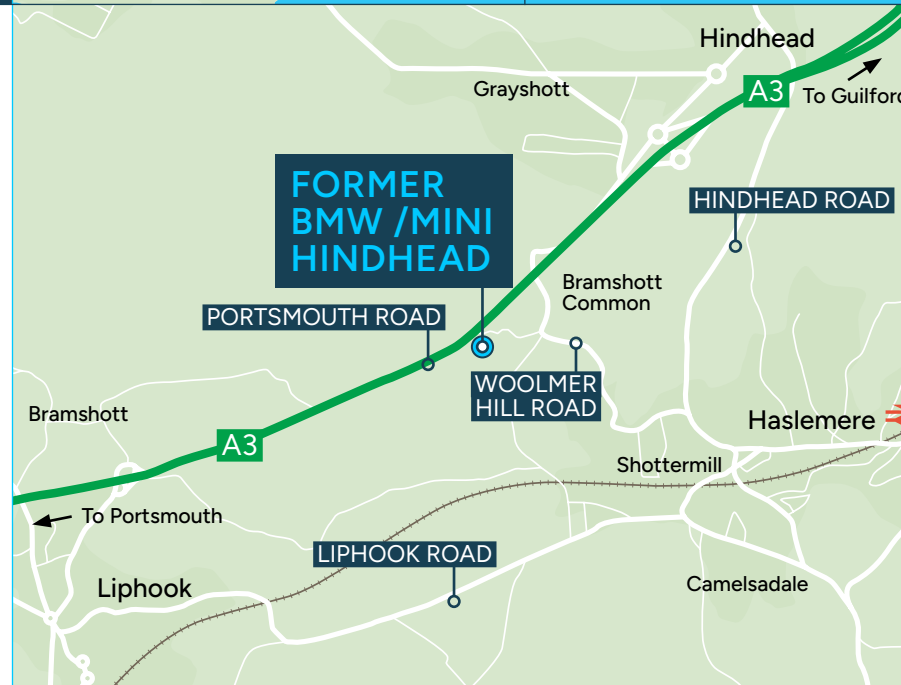
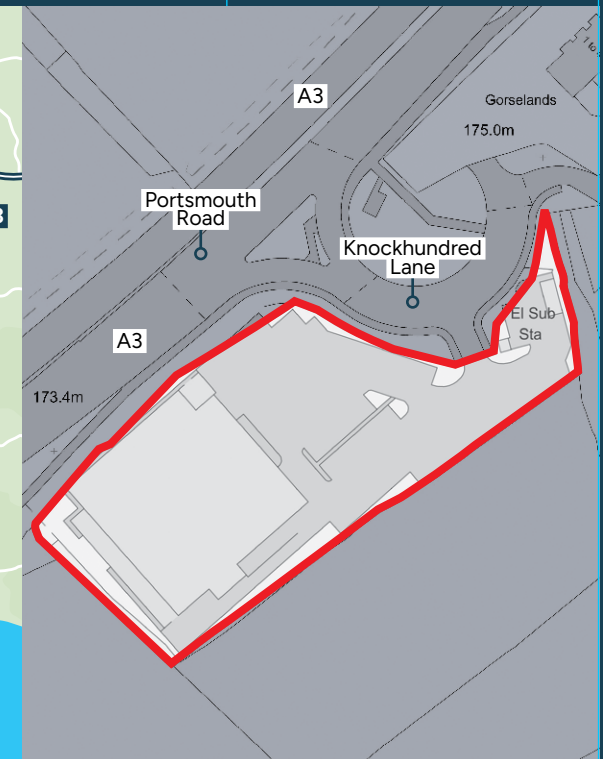
 **Click for**
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PRESTIGIOUS CAR SHOWROOM

A3 PORTSMOUTH ROAD

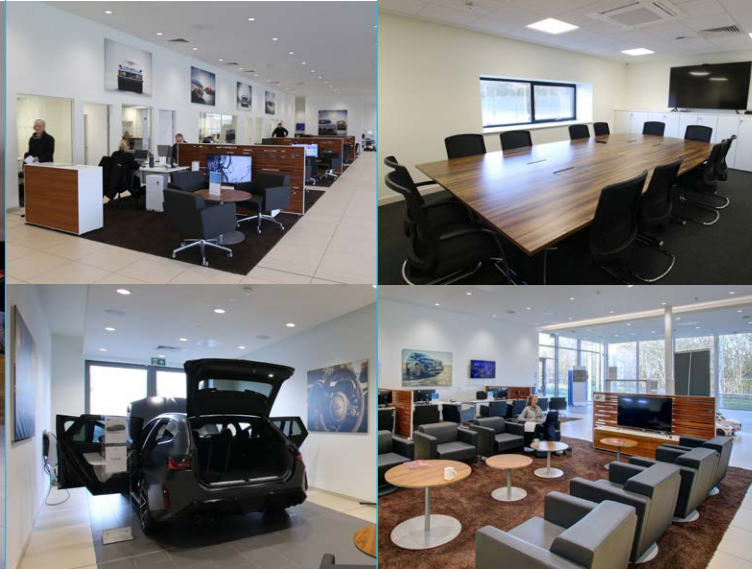
SURREY . GU26 6FZ



Site Area

The site provides an area of approximately 1.63 acres (0.65 hectare) which represents a very low site cover of approximately 28%.





Description

The property was developed in 2021 and, as such, comprises a modern, future proofed automotive retail design, having the ability to represent more than one manufacturer from separate showrooms.

The site was purpose-built to accommodate the BMW and MINI franchises, providing two high quality self-contained showrooms, both of which are fitted to an excellent standard in accordance with the previous brands' corporate identity standards.

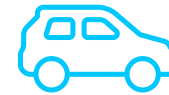
The ground floor benefits from a highly specified 12 vehicle showroom, with extensive double-height glazing fronting the A3. There is a large (18 bay) workshop, aftersales and storage facilities to the rear.

The first floor provides a second, equally well-presented, 8 vehicle showroom alongside staff welfare and dry valeting accommodation. At basement level is a secure car park with room for approximately 50 vehicles.

There is extensive vehicle display and customer parking to the front, with further parking available within the basement and via the roof deck providing an overall capacity for approximately 195 vehicles.

The construction of a singular building, accommodating multiple franchises provides a rare opportunity to share staff, reduce operational overheads, and balance workshop capacity between the franchises.

Space for
195
vehicles



Whilst the property is of modern construction, reconfiguration, enlargement or complete redevelopment may be viable, subject to developing a suitable scheme and obtaining the necessary planning consents.



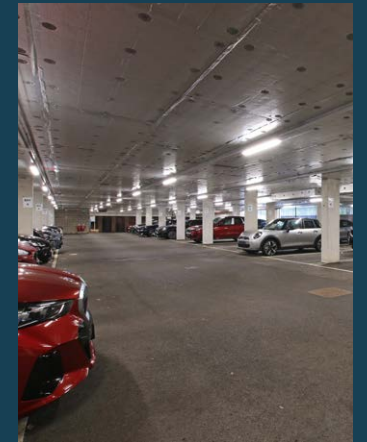
Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and provides the below gross internal areas:

Floor	Description	SQM	SQFT
Lower Ground	Basement	916.6	9,866
Ground	Showroom	538.4	5,796
	Handover	44.3	477
	Showroom Offices	156.6	1,686
	Workshop	830.3	8,937
	Parts	137.2	1,476
	Ancillary	145.5	1,566
			1,852.3
First	Showroom	283.5	3,052
	Offices	71.5	770
	Staff Ancillary	255.8	2,753
	Valet	218.9	2,356
		829.7	8,931
Overall		3,598.6	38,735

Tenure

Freehold.





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Further Information

VAT

We understand the property has been elected for VAT.

EPC

Available on request.

LEGAL COSTS

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

VIEWING

Strictly by prior appointment with the sole retained agents, Knight Frank.

TERMS

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