

FOR SALE – MAY LET



FORMER BEECHWOOD MAZDA SHOWROOM AND WORKSHOP - 8 & 112 SIDDALS ROAD, DERBY DE1 2QD

8 Siddals Road

Prestigious Mazda car dealership offering a high quality showroom, 3 bay workshop, MOT bay, along with ancillary office and storage accommodation.

The main building is of steel portal frame construction with blockwork infill and full height glazed showroom display windows on two sides. The showroom is further extended into a flat roof section, creating an L-shape display area. Fitted to a high specification with tiled floors, suspended ceilings with inset LED lighting and tracked spotlights. There is a small partitioned sales office and staff and customer welfare areas within the main showroom space.

To the rear is a 3 bay workshop with brick elevations under a pitched profile roof with translucent light panels. There are 3 up and over electronic bay doors, both sodium high bay and strip LED lighting. In addition there is a separately accessed MOT bay that can accommodate 2 cars and has integrated ramp and rollers.

Minimum eaves height of 5.1 meters.

To the front there is an adjoining two storey brick building under a flat roof that has separate access as well as being accessible from the main showroom. The building provides ancillary storage/parts room, offices and staff welfare areas.

There is a driveway leading from the side of the building, accessing the workshops, MOT bay and car parking.

The car park can accommodate 11 cars including 3 EV charge points and there is forecourt display to the front and side of the showroom for 19 cars.



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Accommodation

	SQ M	SQ FT
Ground Floor		
Showroom	381.21	4,103
Workshop	125.29	1,348
MOT Bay	12.00	129
Offices	48.08	517
Storage	57.92	623
First Floor		
Mezzanine Storage	37.80	406
Offices	71.44	769
Ancillary	10.44	112
Overall GIA	744.18	8,007

EPC

The property has an EPC rating of D(86) and is valid until 8 February 2033.

Planning

The premises have Sui Generis consent as a Car Dealership and Showroom of the Use Classes Order 1987 (as amended).

The property is suitable for a variety of alternative uses, subject to planning.

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112 Siddals Road

The property comprises a workshop of steel portal frame construction with block/brick to the lower elevations and steel profile cladding to the upper parts. There is a pitched profile insulated clad roof with translucent light panels.

Established use a motor mechanic workshop full height roller shutter door and separate personnel entrance and has staff welfare areas.

There is 3 phase electric, strip lighting with gas blower heating.

Minimum eaves height of 4.1 meters

Accommodation

	SQ M	SQ FT
Overall GIA	215.16	2,315

EPC

The property has an EPC rating of C (72) valid until 22nd April 2035

Planning

The premises have an established use as a motor mechanic workshop falling within Class B2 of the Use Classes Order 1987 (as amended). Interested parties are advised to clarify their own use with the local planning department.



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Location

The properties are both situated in a highly visible position on Siddals Road, overlooking Pride Parkway and a short walk from Derbion Shopping Centre and Derby Rail Station.

The surrounding Castleward area has received significant investment over the past 10 years as part of a phased £100m regeneration project. Planning is now submitted on the nearby Eagle Quarter to provide a mixed use residential and commercial scheme overlooking the ring road..

There is excellent access to the inner ring road which provides connectivity to the A38/A6/A52 network and M1 J24 and J25.

Tenure

The properties are available freehold with vacant possession as a single lot or consideration given to two separate lots.

Alternatively the premises may be available to let on terms to be agreed

Price

Price on application. VAT is applicable on the purchase price.

Further Information & Viewings

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