

FOR SALE (May let)



Volvo, 31-39 Priory Bridge Road, Taunton, TA1 1QD

- Due to relocation of the Volvo business anticipated Q1 2018.
- Approximately 11,650 sq ft within three buildings.
- Occupying a site of 0.69 acres (0.279 ha).
- Located within a prime trade counter area c.0.5 miles north east of Taunton Town Centre and close to the Somerset County Cricket Ground.
- Suitable for existing or alternative uses, subject to the necessary consents.

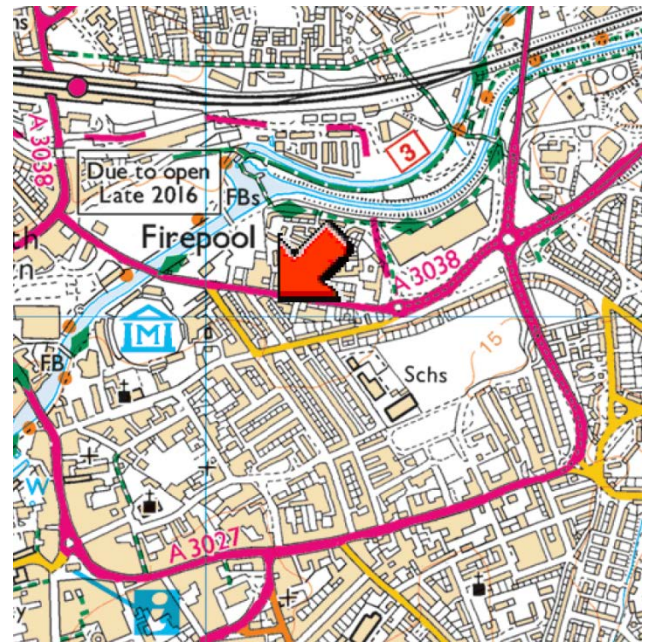
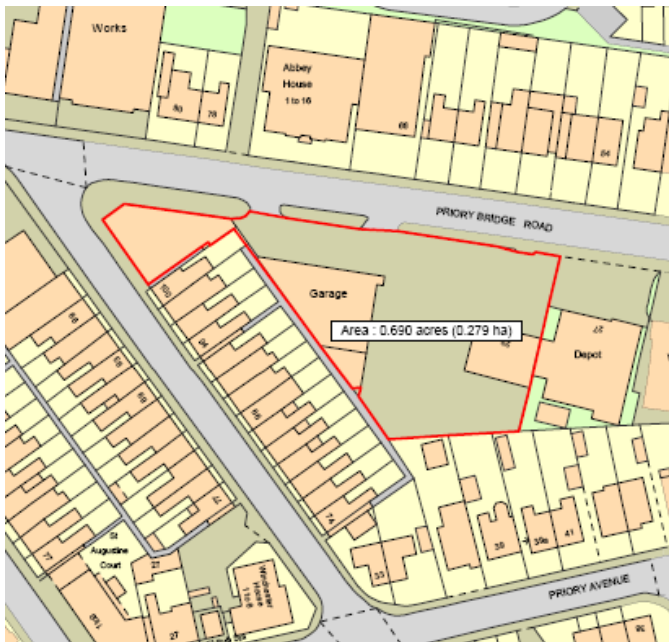
CONTACT US

Strictly by prior appointment
with Colliers International, through:

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LOCATION

The property is situated approximately 0.5 miles north east of Taunton Town Centre within a busy mixed commercial and residential area. Adjoining occupiers within the vicinity include a Brewers Decorator Centre to the West and a HiQ Tyre and Exhaust centre adjoining the eastern boundary, beyond which is a hand car wash, Electric Centre and Carpet Warehouse. Immediately opposite are 1930's style semi-detached residential properties together with new build 3 storey flatted residential accommodation. Further to the east is a Shell petrol filling station and the Priory Fields Retail Park with occupiers including Wicks, Furniture Village, Homesense, Carpet Right, Harveys and Pets at Home. The Northern Inner Distributor Road (under construction) is due to link with Priory Bridge Road to the west of the retail park.

DESCRIPTION

The property comprises three separate buildings of varying age and construction located within an irregular shaped site providing showroom, workshop/parts and separate work bay accommodation. The buildings are complemented by extensive external areas.



PARKING

The external areas are principally tarmac surfaced providing the follow vehicle display and parking.

Display adjoining Showroom	6
Display front of workshop 2	25
Customer parking and demonstrators	10
Workshop parking	16
Rear parking/storage	20
Total	77

SITE

The property extends to approximately 0.69 acres (0.279 ha).

PLANNING

Parties are encouraged to make their own enquiries of Taunton Deane Council Planning Department.

The property currently trades as a car showroom and premises.

TENURE

The property is available freehold. Leasehold interest may be considered upon terms to be agreed.

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ACCOMMODATION

Description	Sq m	Sq ft
Showroom	248.13	2,671
Office	161.72	1,741
Stores	177.61	1,912
WC	24	258
Circulation	18.41	198
Workshop	452.54	4,871
Total	1,082.41	11,651

RENT/PRICE

Upon application.

FURTHER INFORMATION / VIEWING

For further information, please contact the sole agents, Colliers International.

ENVIRONMENTAL

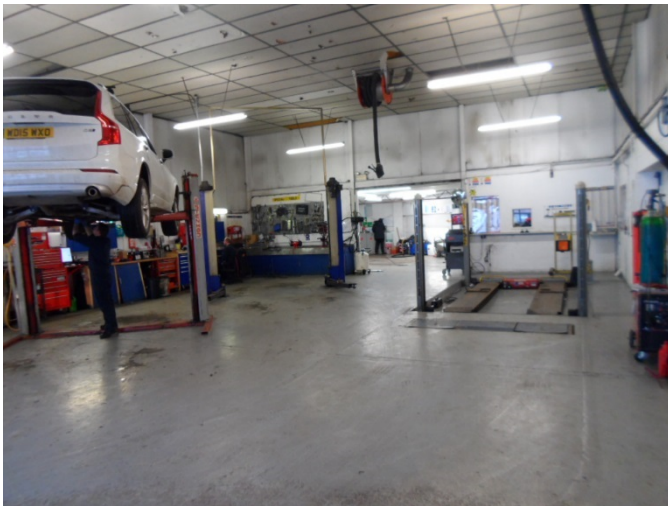
Prospective parties will need to undertake their own investigations to satisfy themselves on environmental issues.

VAT

All prices and rents quoted are exclusive of VAT, which may be payable.

LEGAL COSTS

Each party is to be responsible for their own legal costs in this matter.



Misrepresentation Act

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