

To Let

- 40 Vehicle Forecourt
- Eligible For Business Rates Relief
- Garage With 2x Vehicle Lifts
- Motor Trade Site - Well Established For 40+ Years
- Suitable for Variety of Occupiers - STPP




Keygrove
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Well Established Motor Trade Site

7,987 sq ft (741.99 sq m)

187 Lyndhurst Road, Ashurst, Southampton, Hampshire, SO40 7AR

Description

The property comprises a long-established motor trade site, occupied successfully by the current tenant for over 40 years. The premises are arranged to provide a surfaced vehicle sales forecourt with display capacity for approximately 40 cars block-parked, together with two workshop garages and a dedicated sales office. The premises is suitable for a variety of occupiers, subject to planning.

The main workshop is fitted with two vehicle lifts and LED lighting, with a maximum internal height of approximately 4.26m and minimum eaves height of 2.71m. Access is via a roller shutter door measuring approximately 3m x 3m.

The secondary workshop is currently used as a valeting bay and is also fitted with LED lighting, with a maximum internal height of approximately 4.13m and minimum eaves height of 3.01m. This unit benefits from a roller shutter door measuring approximately 4.15m wide x 2.61m high.

The property includes a carpeted sales office with electric heaters and LED lighting, together with two WCs. There is free customer / staff car parking in an adjacent car park.

Accommodation

Floor	Area (sq ft)	Area (sq m)
Sales Office	173	16.07
Garage 1	852	79.15
Garage 2	446	41.43
Yard	6,446	598.83
Store	70	6.5
Total	7,987	741.99

Energy Performance Certificate

EPC to be provided.



Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £36,000 per annum exclusive.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £13,250. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will not be payable.



Location

The property is situated on Lyndhurst Road (A35) in the centre of Ashurst, a popular New Forest village located approximately 6 miles west of Southampton. Ashurst benefits from a range of local amenities including convenience stores, cafés, pubs, and independent retailers, alongside a strong residential catchment.

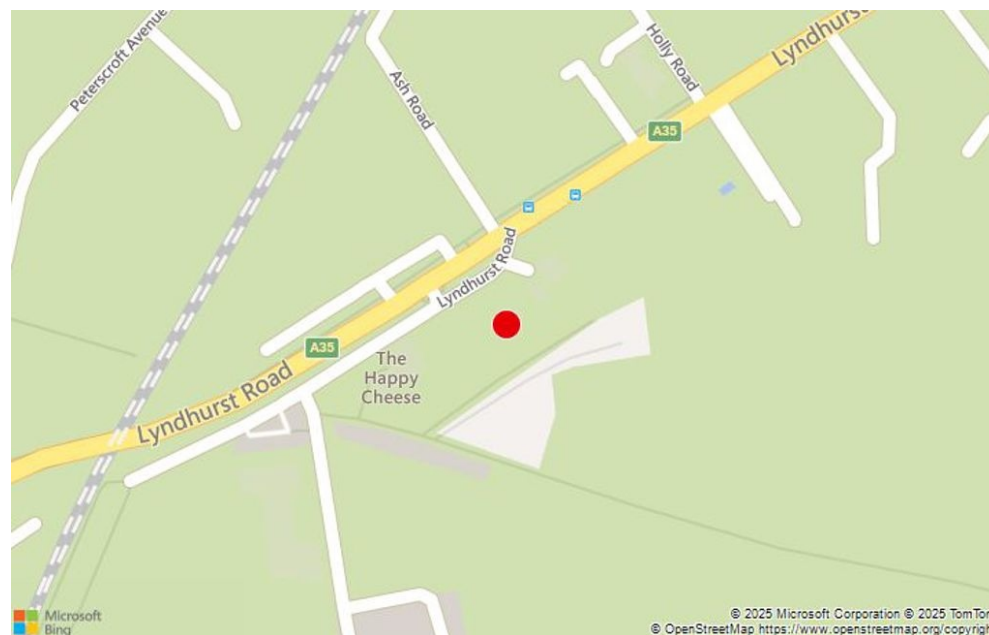
Ashurst New Forest railway station is within walking distance, providing regular services to Southampton Central and London Waterloo. The A35 offers direct road connections to Lyndhurst, Totton and the wider New Forest National Park, with Junction 2 of the M27 located approximately 3 miles to the north.

For all enquiries:

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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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