



**Loxwood Road, Rudgwick, Horsham, West Sussex,
RH12 3JN**

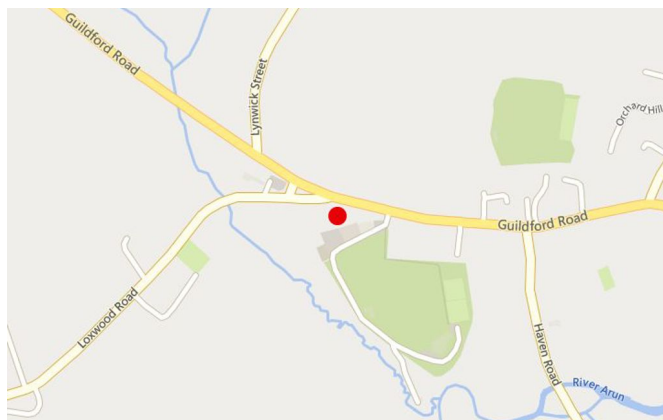
**CAR SALES FORECOURT WITH PREPARATION AREA & SALES OFFICE TO LET
SUITABLE FOR A CAR RENTAL OR CAR SALES BUSINESS
199.48 SQ M (2,147 SQ FT)**

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LOXWOOD ROAD, RUDGWICK, HORSHAM, WEST SUSSEX, RH12 3JN

Location

The property is located on the junction of Loxwood Road in Rudgwick and the A281 the main thoroughfare between Horsham and Guildford. Rudgwick is a wealthy and attractive village being approximately 13 miles to the South of Guildford and 7 miles from Cranleigh. Horsham, with its mainline train station is less than 8 miles away providing a cosmopolitan atmosphere with plenty of shops, bars and restaurants. Gatwick is 23 miles away and Heathrow 36 miles.



Description

The site at Rudgwick Garage has an established history as a vehicle sales forecourt, forming part of a well-regarded and busy MOT & Service Centre. The setup offers a practical and efficient working environment, ideally suited to an independent dealer.

The premises benefit from a well-configured layout with both prominent display space and useful operational areas, including:

- Front forecourt display area with capacity for approximately 8 vehicles
- Rear parking area accommodating a further 4 vehicles
- Dedicated preparation tent equipped with electricity and water supply

- Sole use of rear sales office
- Access to a fully fitted communal reception and heated customer waiting area
- Shared kitchen facilities
- WC Facilities
- Access to MOT, PDI & Servicing facilities at favourable rates
- The site provides a ready to trade opportunity with a strong balance of customer facing presence and practical support space, all within an established automotive environment.

Specification

The forecourt at Rudgwick Garage presents an excellent opportunity for a motivated independent dealer to establish or expand their business in a highly visible and well-supported location. The site has a proven trading history, having operated successfully for a number of years. The availability now offers a fresh opportunity for the right operator to unlock the full potential of this prominent roadside pitch. Positioned on the busy A281/A264 route between Horsham and Guildford, the forecourt benefits from strong passing traffic. In addition, there is consistent footfall generated by customers visiting the established MOT and service centre on site. One of the key strengths of this opportunity is the integration with Rudgwick Garage, which continues to operate Monday to Friday. This provides a constant on-site presence to capture walk-in enquiries and customer details as well as flexibility for operators who may not be on site at all times and added security and day-to-day operational support. The site is particularly well suited to a start-up or smaller independent dealer, offering a rare "plug and play" setup. Overall, this is a highly accessible and supportive forecourt opportunity in a strong trading location, designed to make vehicle retailing as straightforward and efficient as possible.

Accommodation

The forecourt and car sales office have the approximate gross floor areas:

	Sq M	Sq Ft
Office	7.02	76
Car Sales Forecourt	110.7	1,192
Rear Parking Area	81.76	880
TOTAL	199.48	2,147

Terms

The premises are available to let on an internal repairing and insuring lease for a term to be agreed. The Lease is excluded from Section 24 to 28 of the Landlord & Tenant Act 1954 Part II relating to security of tenure.

Rent

£21,600 per annum inclusive of business rates, electricity, water rates, upkeep of the property and cleaning of the communal areas.

VAT

VAT will NOT be chargeable on the terms quoted.

EPC Rating

An EPC has been ordered and will be available shortly.

AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds.

Viewing

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