

## Marcham Road, Abingdon, OX14 1TZ

Showroom & Workshop premises

6,895 sq ft (640.6 sq m)



- Self-contained showroom & workshop premises
- Recently occupied by motorcycle dealership
- Generous car parking
- Adjacent to Majestic Wines
- Good access from A34

# Marcham Road, Abingdon OX14 1TZ

## Description

The property comprises a showroom & workshop premises with a mezzanine floor office / store area. A glass 'showroom' conservatory runs the full length of the premises. Features include:

- Air conditioned showroom
- Modern ceiling with recessed spot lighting
- Customer WC and separate workshop toilet
- Multi-function mezzanine – sales, offices, stores
- Roller shutter loading door to workshop/stores
- Suitable as retail showroom, trade counter, workshop STPP

## Location

Abingdon is an attractive historic market town situated on River Thames approximately 5 miles south of Oxford, with excellent access to A34 dual carriageway.

The property is prominently situated on the busy Marcham Road which attracts around 26,000 cars a day. It is located next to Majestic Wine and Tyre Sales Abingdon, close to Esso, Tesco Superstore and the Fairacres Retail Park.



## EPC

To be uploaded to [www.parkerparr.com](http://www.parkerparr.com) when available.

## Accommodation

The property comprises the following approximate gross internal area:

Ground Floor	Sq Ft	Sq M
Workshop	1,185	110.07
Main Showroom	2,254	209.39
Showroom Front	888	82.46
<b>First Floor</b>		
Stores	834	77.51
Office / Retail	1,218	113.13
Stores	517	48.00
<b>Total</b>	<b>6,895</b>	<b>640.56</b>

## Terms

The property is available on a new FRI lease for a term to be agreed.

## Quoting rent

On application

## Business Rates

Interested parties are advised to contact the local rating authority, Vale of White Horse, regarding potential liability for rates. According to VOA website, the property is assessed as "Showroom & Premises" having a 2017 draft rateable value of £36,000.

## VAT

All figures within these terms are exclusive of VAT where chargeable.

## Legal Costs

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

## Viewings

By prior appointment with the letting agents

Ref : Tim Parr

T: 01235 862826

E: [tparr@parkerparr.com](mailto:tparr@parkerparr.com)

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## Abingdon Office

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