



Parkside Garage

Mereside Road, Knutsford, Cheshire, WA16 6QQ

Rental £75,000 per annum + VAT

- Prominent roadside motor dealership premises
- 720.77 sqm (7,758 sqft)
- Outbuildings with parking
- 0.263 hectares (0.65 acres)
- Considered suitable for a number of uses, subject to planning
- Residential accommodation available by separate negotiation

Approximate distances:

- Knutsford 2 miles
- **Manchester** 15 miles
- M6 2.5 miles
- M56 4 miles

Viewings and further information:



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Location

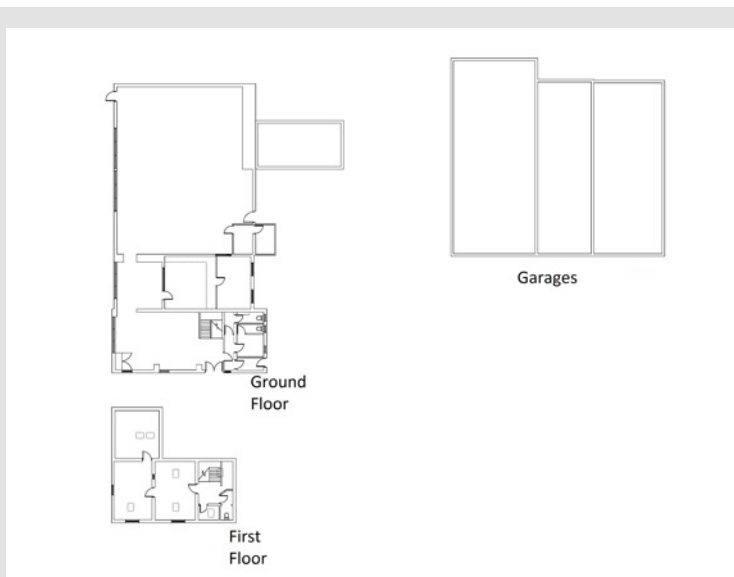
The site occupies a prominent position fronting Mereside Road, located in the affluent area of Mere, approximately 2 miles North of Knutsford Town Centre and 15 miles South West of Manchester City Centre.

Knutsford is an historic market town within close proximity to Wilmslow and Alderley Edge. Visitor attractions include Tatton Park, venue of events including the RHS Flower Show, a wide range of boutique shops, restaurants and bars. As well as the main banks and post office the town also accommodates national multiples such as Waitrose, McLaren, Tesla and Barbour.

Transport links are excellent with the M6 motorway 2.5 miles and the M56 motorway 4 miles away. Knutsford railway station is located nearby, providing direct access to Manchester Airport and City Centre.

Description

The property is a former petrol filling station, cafe and garage that has been developed and most recently comprised a non-franchised prestige used motor dealership with showrooms. Workshops and a paint spray booth at the rear. Externally there are car display spaces to the front of the showrooms with further parking for over 50 cars to the rear.



Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition, on a Gross Internal Area (GIA) basis unless otherwise stated. The accommodation comprises;

Ground Floor	<u>Sq M</u>	<u>SqF</u>
Main Showroom	177.08	1,906
Store	4.40	47
Offices	37.71	406
Showroom 2	18.59	200
Showroom 3/ Reception	48.09	518
Toilet	18.68	201
TOTAL:	304.55	3,278

First Floor	<u>Sq M</u>	<u>SqF</u>
Offices	55.19	594
Kitchen/WC/ Landing	11.73	126
TOTAL:	66.92	720

External	<u>Sq M</u>	<u>SqF</u>
Workshop 1	131.22	1,412
Workshop 2	84.81	913
Workshop 3	101.93	1,097
Spray Booth	31.34	337
TOTAL:	349.30	3,760

The ground floor is laid out with a main showroom with ceiling height window displays, overlooking the parking spaces to the front of the building, on the roadside. Access is via a shutter door leading to the rear yard. There are two adjoining offices leading off the second, smaller showroom space, adjacent to the showroom. Access for the public is to the side of the building, leading into a generous reception area or additional showroom with toilet facilities to the rear.

The first floor is accessed from the reception, with toilet facilities, three adjoining offices and a kitchen.

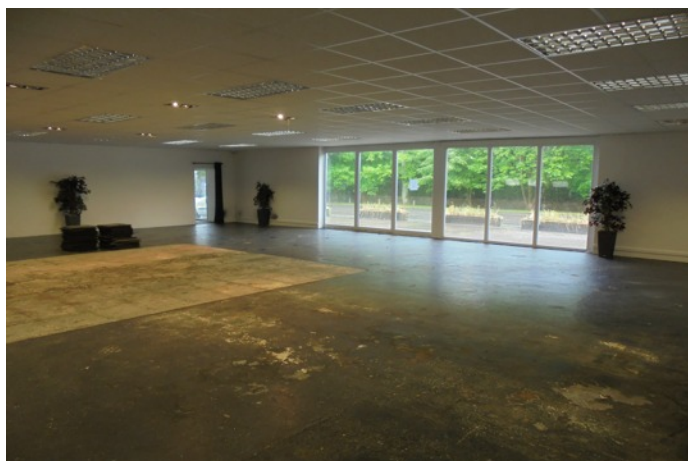
To the rear yard, there is extensive parking space, three existing garage buildings and a further paint spray booth.

Development

The yard to the rear of the building has excellent potential for development, pending successful planning permission, and could suit a variety of uses.

The existing buildings could be reinstated to create a large, fully equipped garage, to service the showroom's customers.

Alternatively, these could be removed and replaced with further covered storage to expand the capacity of the showroom.



Tenure

The premises are to be let on a full repairing and insuring lease for a term to be agreed. The lease to be excluded from the L&T Act Security of Tenure provisions. Consideration will be given to partitioning the premises and letting part.

Residential Property

AVAILABLE BY SEPERATE NEGOTIATION.

Adjacent to Parkside Garage sits Parkside Cottage. The property is a two storey character cottage, with large, private gardens and parking. The ground floor contains kitchen, WC, living room, dining room and conservatory. The first floor contains three bedrooms and family bathroom.

Business Rates

The 2017 rateable value for Parkside Garage is £50,000. For rates payable, interested parties should make their own enquiries with the local authority.

Legal Costs

Each party to be responsible for their own legal costs in connection with the transaction. In the event that the tenant withdraws from any transaction they will be responsible for landlords reasonable legal costs incurred.

Inspection

By strict appointment through the agents.

EPC

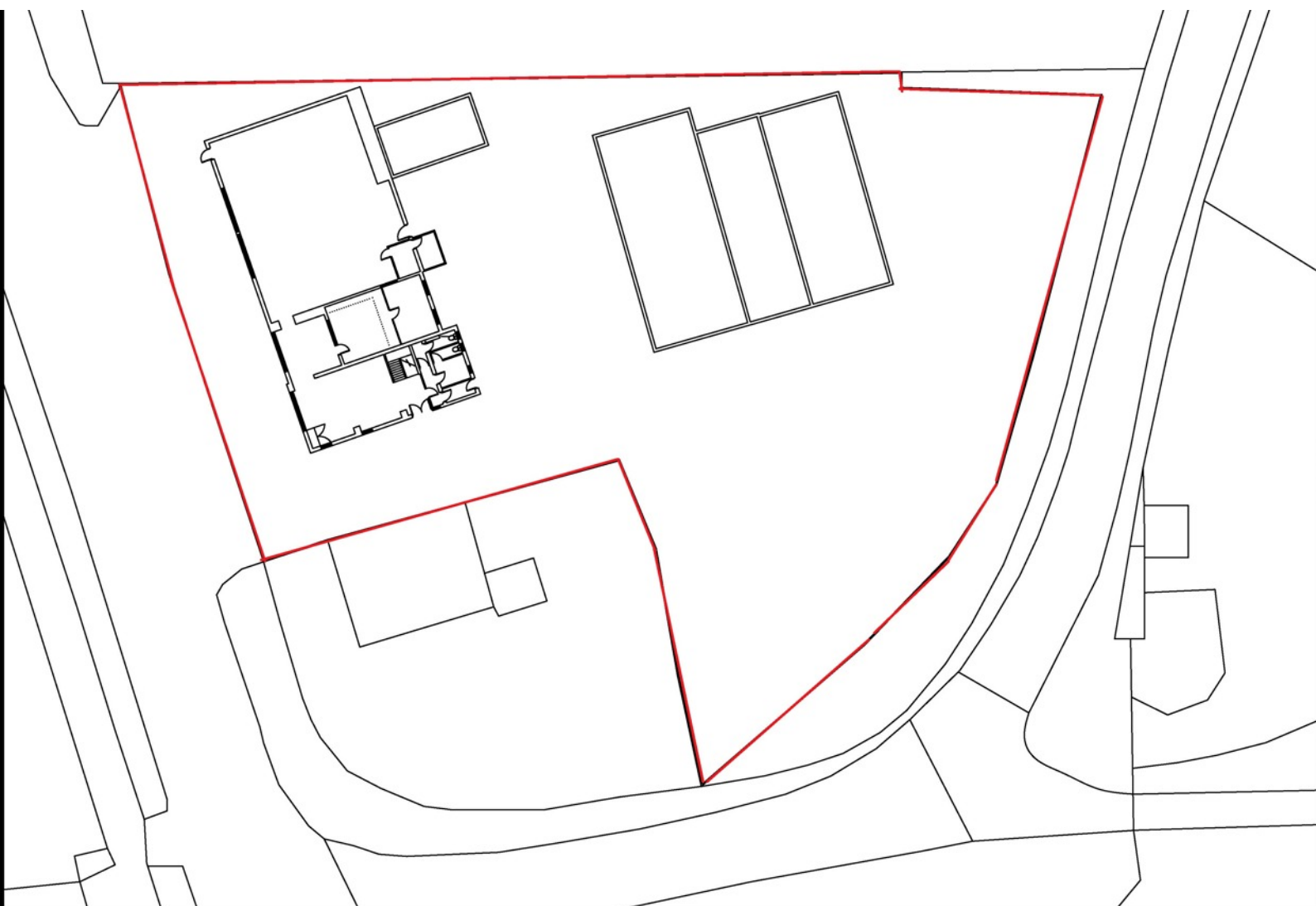
The current rating is F. A full copy is available upon request.

VAT

The property is elected for VAT purposes.

Parkside Garage, Mereside Road, Knutsford,
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Site Plan



Directions

From Knutsford Town Centre, take Manchester Road (A50) towards Mere. After approximately 1.5 miles, turn right onto Mereside Road (A5034). After a short distance, the property will be found on the right hand side after the junction with Ashley Road.

