

RAPLEYS

FOR SALE/TO LET Motor Dealership

rapleys.com
0370 777 6292

528/540 Windmillhill Street
Motherwell ML1 2AQ

CONTACT **Peter Nicholas**
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Prominent road frontage in
extremely busy location

Approximately 32,000 vehicle
movements per day

Circa 41,000 sq ft of built
accommodation on 1 hectare
(2.48 acres) site

Additional leasehold compound
to rear extending to 0.92 hectare
(2.28 acres)

Development opportunity subject
to obtaining the necessary
consents

Location

Motherwell is situated to the south east of Glasgow city, being a major manufacturing town and the administrative headquarters for North Lanarkshire. With excellent access to the M74, M73 and M8 motorway network, Motherwell is very well connected to Glasgow, Edinburgh and the North of England.

The property is located 2.3 miles from the M74 Junction 6 and 16 miles from Glasgow city centre and sits to the eastern periphery of Motherwell town centre within an area of existing motor dealerships, trade counter and residential units. The property has excellent prominence to Windmillhill Street combined with corner frontage to Knowetop Avenue and Dalzell Drive, benefitting from approximately 32,000 passing vehicles per day. Nearby occupiers include the newly refurbished **Taggarts Land Rover, Evans Halshaw Ford, Peter Vardy Vauxhall, Lidl, Tesco Express** and **Greggs** with Motherwell FC Stadium also in close proximity.

Description

The property comprises three car dealership showrooms fronting Windmillhill Street with a further service workshop and customer service parking to the rear. Internally the showroom properties are laid out to typical car showroom standard with display areas, customer reception and waiting areas as well as a combination of cellular offices. The workshop offers service accommodation and pre-delivery inspection and preparation areas; the display and parking bays are generally laid to tarmacadam.

The property benefits from a further vehicle compound extending to some 2.28 acres with 330 marked parking spaces, which is held by way of a long lease (outlined blue on the next page).

Energy Performance

Energy Performance Asset Rating: Dealership: F.
Twin showroom: F.
Rear workshop: D.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom 1	475.62	5,120
Showroom 2	362.00	3,897
Showroom 3	278.18	2,994
Workshop 1	179.18	1,929
Upper workshop	1,137.72	12,246
Lower workshop/parts store	1,368.70	14,733
Valeting	80.48	866
Total	3,881.88	41,785

	Hectare	Acre
Total site area (heritable)	1.00	2.48
Total site area (leasehold)	0.92	2.28
TOTAL	1.92	4.76

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Rating

We are advised that the Rateable Value for the property is £238,000 and the UBR for 2018/19 is 50.6p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on <https://www.mygov.scot/business-rates-guidance/>

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Terms

Offers are invited for the heritable interest and long leasehold interest. Consideration may also be given to leasehold offers on the whole.

Tenure

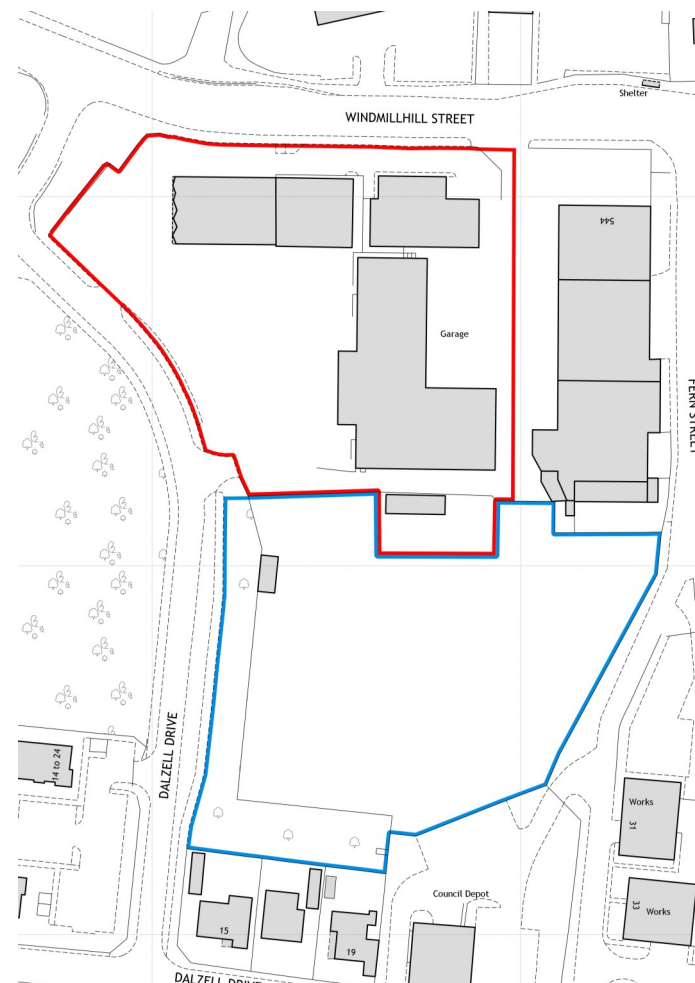
Heritable (freehold) (as outlined red) and Leasehold (as outlined blue). The leasehold is for a term expiring 2107 at a current rent of £38,000 pa with 5 yearly rent reviews; a copy of the lease can be provided upon request.

Viewing

By appointment only with the sole agent.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.



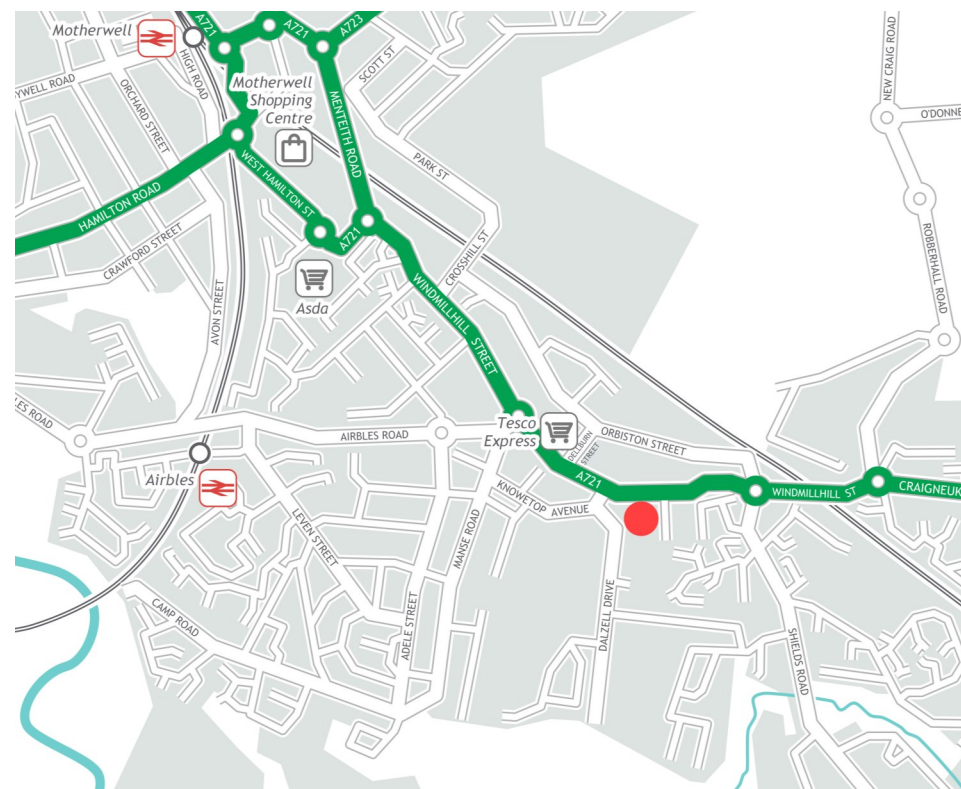
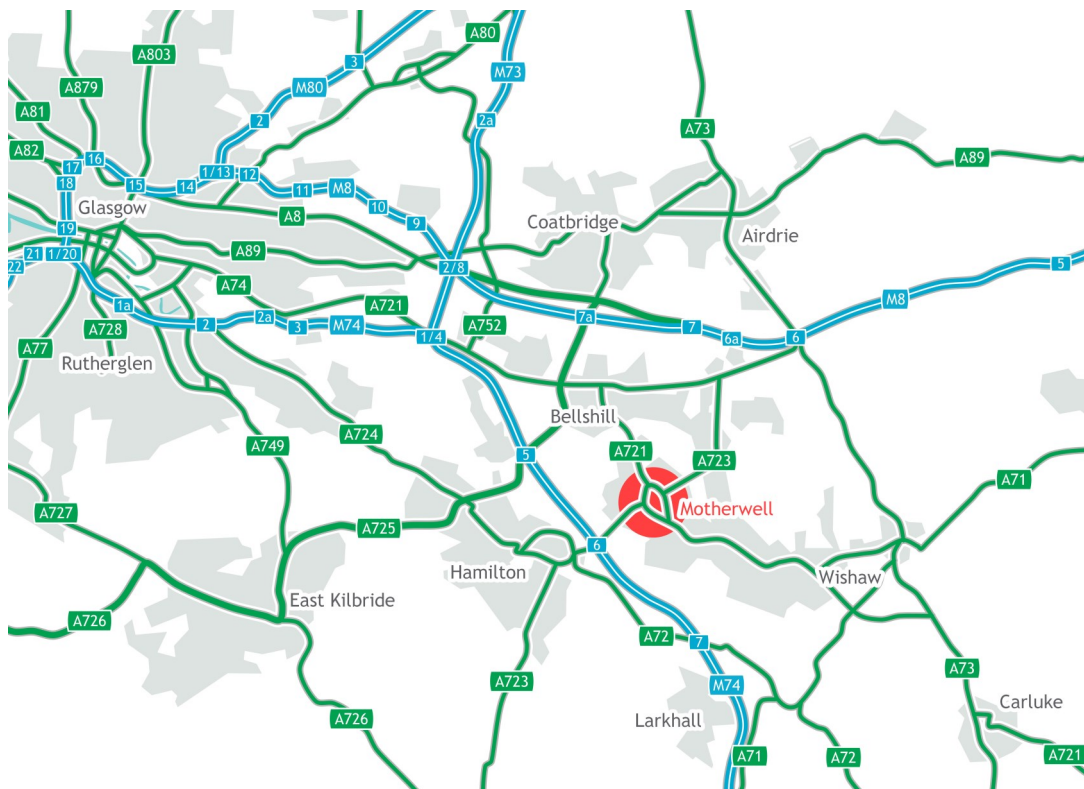
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