

RAPLEYS

FOR SALE Prime Motor Dealership

rapleys.com
0370 777 6292

Winwick Road
Warrington WA2 7PF

CONTACT **William Seddon**
07786 264490 | william.seddon@rapleys.com
Stuart Lobb
07831 099095 | stuart.lobb@rapleys.com



Highly prominent location
fronting Winwick Road (A49)

Established automotive area
with **Jaguar, Volvo, BMW &
Mini, Ford** and **Skoda** in close
proximity

Directly opposite the Halliwell
Jones Stadium

Suitable for alternative uses,
subject to planning

1,469 sq m on 0.52 hectare
(15,813 sq ft on 1.29 acres)

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Location

The property is prominently positioned fronting the A49 Winwick Road. This is the main road leading north from Warrington town centre, which lies a short distance to the south.

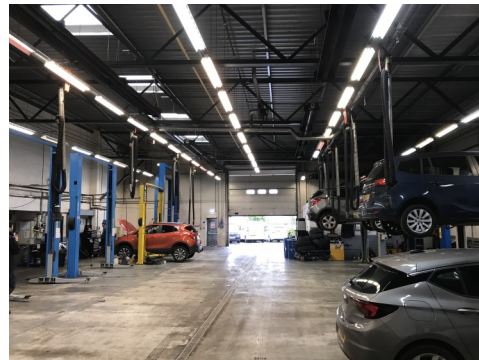
Nearby occupiers include **Jaguar, Volvo, BMW & Mini, Ford** and **Skoda**. A large **Tesco Extra** and the Halliwell Jones Stadium are located directly opposite.

Description

The premises comprise a purpose built motor dealership of steel portal frame construction with a combination of glazed and aluminum clad elevations.

Internally, the property includes full height glazed showroom elevations and the showroom accommodates 10 vehicles. To the rear are various compartmentalised offices with an open mezzanine balcony and further offices above. The dealership also provides a customer waiting area, parts accommodation, a 12 bay workshop, 4 MOT bays and staff ancillary areas.

Externally, the site has capacity to accommodate approximately 150 vehicles.



Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor		
Showroom & offices	408.08	4,393
Workshop & parts	798.26	8,593
Ancillary	40.42	435
First floor		
Office/ancillary	223.09	2,401
Total	1,469.85	15,822
	Hectare	Acre
Total Site Area	0.52	1.29

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.

Tenure

Freehold.

Terms

Our client invites offers on a freehold basis. Offers on a subject to planning basis will be considered on their merits. Leasehold offers may be considered.

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Rating

We are advised that the Rateable Value for the property is £162,000 and the UBR for 2018/19 is 49.3p 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 at www.gov.uk/calculate-your-business-rates.

Energy Performance

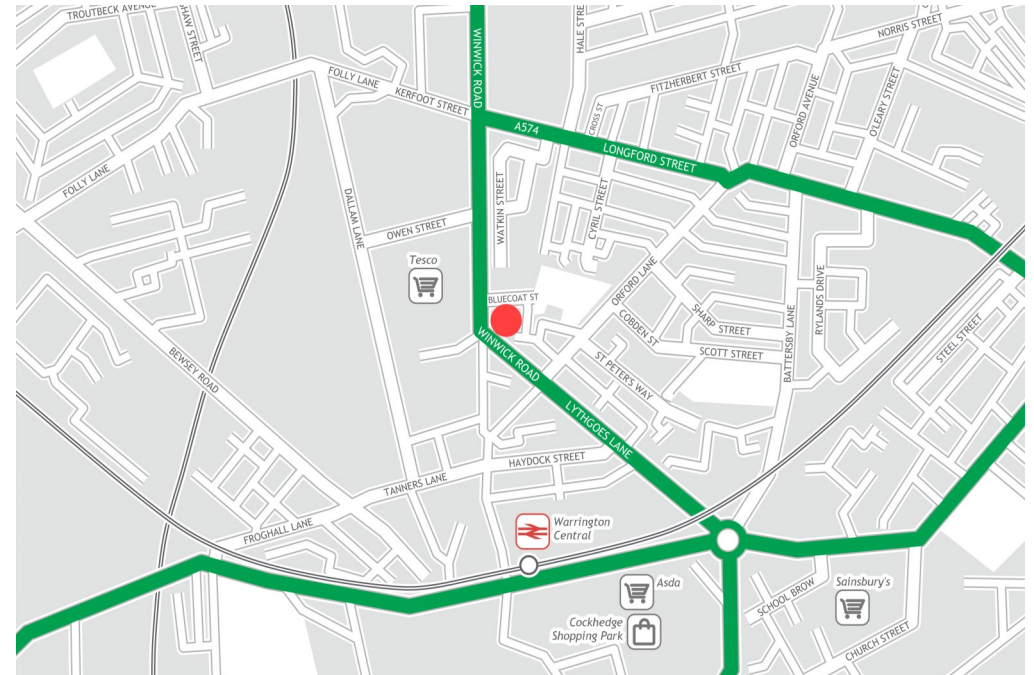
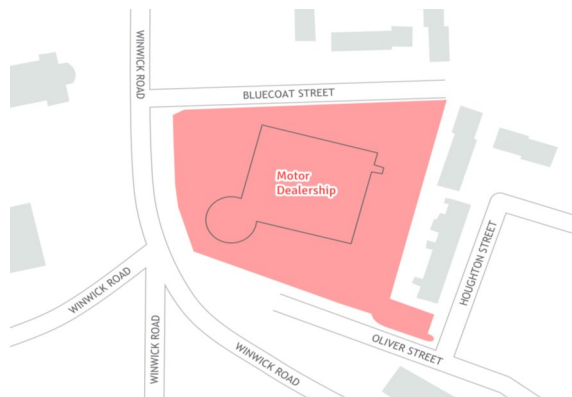
Energy Performance Asset Rating: TBC.

VAT

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

Viewing

All viewings strictly with prior arrangement with the sole selling agent.



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