

TO LET



RogerHannah



Mill Lane, Newton-Le-Willows, Merseyside, **WA12 8BG**

**Modern Car Sales Showroom
with external vehicle space
8,544 Sq Ft (793.74 Sq M)**

- Good location close to A49 and Transport Interchange and Park and Ride
- Existing use for Car Sales
- Lease Incentives available
- Other uses considered





Location

The subject premises are located within Newton le Willows, a market town within the Metropolitan Borough of St Helens. The town itself is situated equidistant to Manchester and Liverpool which lie approximately 18 miles East and West respectively. The town of St Helens is located approximately 4 miles East, whilst Warrington is located 5 miles to the South. Wigan is located 7 miles to the North.

Newton le Willows itself is located on the convergence of the A572 and A49 which provide convenient access throughout the area, linking the town with surrounding centres such as Eccleston, Haydock and Golborne. In addition, the area benefits from excellent motorway links, being situated within a short drive to Junctions 22 and 23 of the M6 Motorway and Junction 9 of the M62 Motorway.

Moreover, the subject premises are prominently located at the junction of A49 Mill Lane and Alfred Street, within a mile of Newton le Willows Town Centre. The immediate area is residential in nature, characterised by a semi-detached, detached and apartment developments intermixed with a variety of commercial uses. Adjacent and to the rear of the property is a new Transport Interchange and Park and Ride which is currently in the process of being delivered by Merseytravel as part of the redevelopment of Newton le Willows Railway Station (www.merseytravel.gov.uk/newton-le-willows)

Description

The subject property comprises a standalone car showroom with associated workshops and valeting bays. The main showroom area is located to the front of the site and comprises a metal framed structure with full height glazed elevations, all situated beneath a shallow pitched metal profile roof. The showroom space is of a reasonable specification with tiled floor and suspended ceiling incorporating Cat 2 lighting. Access for vehicle displays can be achieved from the front elevation via a sliding door

off the forecourt. To the rear of the showroom are three offices and separate male and female WCs.

To the rear and interlinking with the showroom is a two storey office building and workshop. The office building is of brick construction arranged over ground and first floors and situated beneath a hipped concrete tiled roof. The ground floor comprises a sales office with tiled floors, painted plaster walls and Cat 2 lighting. At first floor are two private offices and a small kitchen area.

The rear workshop interlinks with the showroom and sales office. The workshop itself is of portal frame construction with brick elevations to circa 2m and metal profile cladding to eaves. The roof structure is pitched and incorporates insulated metal profile roof cladding with 10% translucent panels. The minimum eaves height is 4.08m and the maximum eaves height is 5.18m (to the underside of the haunch). The workshop is of a basic specification with concrete floors and suspended sodium box lighting. Access for loading can be obtained via a roller shutter door located on the Northern elevation, off Alfred Street. On the Southern elevation are a number of attached storerooms. In addition to the workshop space, this area incorporates a works office, WC facilities and mezzanine floor.

The main workshop area has subsequently been extended with two single storey extensions having been constructed. The first extension is situated adjacent to Alfred Street and comprises a small single storey workshop of similar construction to the main workshop referred to as Bay 1. To the rear of the main workshop is a second extension which runs across the width of the unit and comprises a single storey mono-pitched extension of brick construction, situated beneath a shallow mono-pitched roof with metal profile roof cladding. This



extension is utilised as a valeting and preparation bay and has an eaves height ranging from 2.24m to 2.47m. Access for loading and vehicle preparation can be obtained from a small enclosed yard area.

Externally, to the front of the property is a tarmacadam surfaced display forecourt which fronts the A49 wraps around the Southern elevation, and which is accessed off Alfred Street. The property extends to 0.187 hectares (0.462 acres) and has a site coverage of 43%.

Accommodation

We have calculated the floor area in accordance with the Code of Measuring Practice (6th Edition) as issued by the RICS. The property has been measured on the basis of Gross Internal Area and has the following floor areas:

Showroom	203.13 sqm	2,187 sqft
Office - Ground Floor	27.12 sqm	292 sq ft
Office - First Floor	25.02 sqm	269 sq ft
Main Workshop	261.41 sqm	2,814 sqft
Mezz and Kitchen	21.65 sqm	233 sqft
Bay 1	37.63 sqm	405 sqft
Valeting and Prep Bay	217.73 sqm	2,344 sq ft
Total	793.69 sqm	8,544 sqft

Asking Rent

By way of assignment of the existing lease.
Considerations will be give to sub-letting of the whole

Business Rates

Rateable Value: £35,750

EPC

C (65). A copy of the EPC is available on request.

VAT

All prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

Legal Costs

Each party are to be responsible for their own legal costs.

Services

We understand that all mains utilities/ services are provided including 3 phase electricity

Viewing & Further Information

If you would like to view this property or would like further information please contact the Sole Agents:

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