

**RAPLEYS**

## TO LET Motor Dealership

rapleys.com  
**0370 777 6292**

Former Prestige Motors, Mill Lane,  
Newton-Le-Willows, Merseyside WA12 8BG

CONTACT **Peter Paphitis**  
07917 674909 | peter.paphitis@rapleys.com  
**William Seddon**  
07786 264490 | william.seddon@rapleys.com



Prominently located fronting  
Mill Lane (A49)

Adjacent to the transport  
interchange and Park and Ride

Suitable for car sales or  
alternative uses, subject to  
consent

793.69 sq m on 0.187 hectare  
(8,544 sq ft on 0.46 acre)

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**Location**

The property is prominently situated at the junction of Mill Lane (A49) and Alfred Street, approximately 1 mile to the east of Newton-Le-Willows town centre.

The surrounding area is predominantly residential in nature however, the new transport interchange and Park and Ride is located directly adjacent to the subject premises.

Access to the motorway network is via junction 23 of the M6, approximately 1.5 miles to the north, or junction 9 of the M62, approximately 2 miles to the south.

**Description**

The property, which has most recently been occupied for car sales, consists of a standalone motor dealership which includes; a showroom, office accommodation, associated staff facilities, workshops and valeting bays.

The showroom benefits from fully glazed elevations and can accommodate approximately 7 vehicles. Additional offices, storage and staff ancillary areas are provided at ground and first floor level, along with a workshop and valeting bay to the rear of the premises.

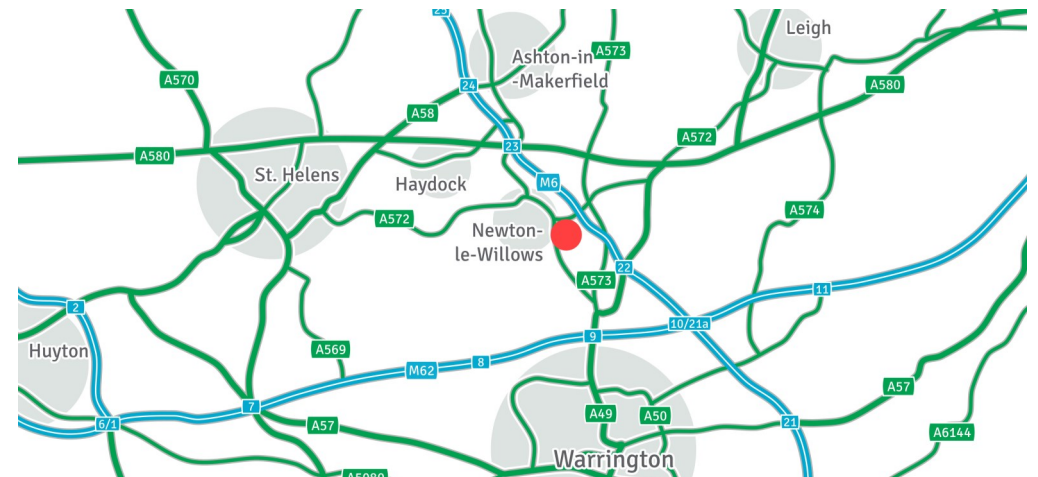
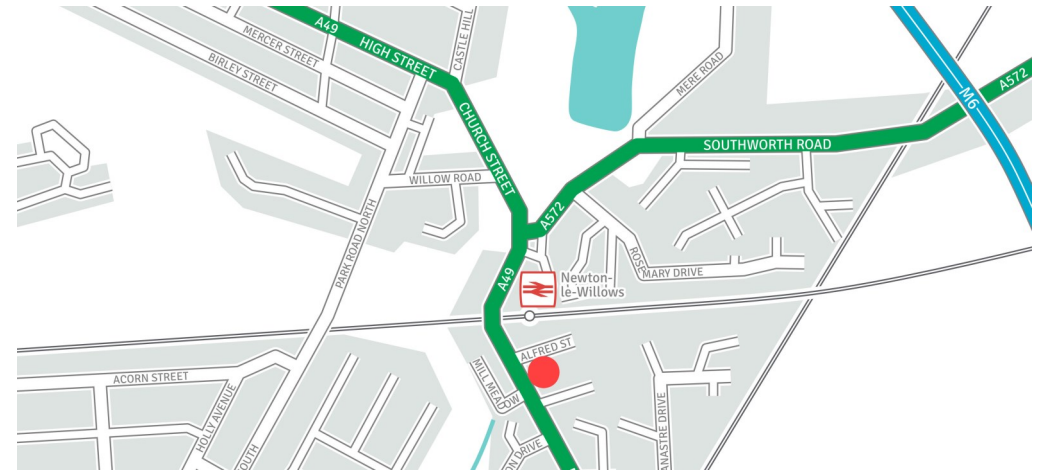
Externally the site has capacity to accommodate approximately 30 vehicles.

**Tenure**

Leasehold only. A copy of the existing lease is available on request.

**Terms**

Further details available upon request.



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## Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom	203.13	2,187
Office—ground floor	27.12	292
Office—first floor	25.02	269
Main workshop	261.41	2,814
Mezzanine and kitchen	21.65	233
Bay 1	37.63	405
Valeting and prep bay	217.73	2,344
<b>Total</b>	<b>793.69</b>	<b>8,544</b>

	Hectare	Acre
<b>Total Site Area</b>	<b>0.187</b>	<b>0.46</b>

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 £35,750 and the UBR for 2019/20 is 49.1p 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 [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates)

## Energy Performance

Energy Performance Asset Rating: D.

## VAT

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

## Viewing

By appointment only.

