



Plumley Service Station

Plumley, Knutsford, WA16 0TZ

Offers over £750,000 for the Freehold

- Former service station/hand car wash
- 0.5 acre plot
- Close to M6 motorway network
- Rural yet convenient location on the A556
- Suit a variety of uses or redevelopment subject to PP

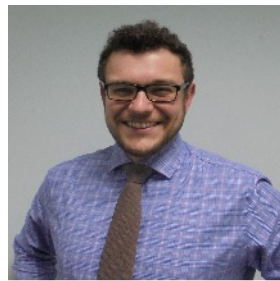
Approximate distances:

- Northwich 3.5 miles
- Knutsford 5 miles
- M6 Motorway 4 miles
- Manchester 21 miles

Viewings and further information:



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Location

Plumley Service Station occupies a prominent roadside position on the A556 Southbound, a busy main road through the heart of Cheshire.

Accommodation

The site is approximately half an acre in size. It is a former petrol station forecourt with an existing building incorporating staff room, offices and toilets and a separate forecourt canopy.

Most recently, the site has been utilised as a hand car wash and previously as a motor vehicle sales forecourt.

The site could suit a variety of uses in its current design, or may suit a full redevelopment scheme subject to relevant planning permissions.

Access is directly from the A556 (Chester Road).

Services

3 phase mains electricity, telephone and water. None of the services, fittings or appliances, heating installations, plumbing or electrical systems have been tested by the agents.

Tenure

The property is being offered Freehold.

Rates and outgoings

The current rateable value is £6,600. Small business rate relief may be available, interested parties should make their own enquiries with the Local Authority.



Energy Performance Certificate

The current rating is G. A full report is available upon request.

VAT

The property is/is not currently elected for VAT.

Legal costs

Each party will be responsible for their own legal costs in connection with the transaction.

Directions

From Junction 19 of the M6 motorway, take the A556 towards Northwich. Follow the road for approximately 1 mile and at the traffic lights, Plumley Service Station will be seen immediately on the left.

Viewings and further information

By strict appointment through agents, Fisher German LLP, tel. no. 01595 757 970, knutsford@fishergerman.co.uk