

# FOR SALE

LYMEDALE MOTORS, LIVERPOOL ROAD,  
NEWCASTLE UNDER LYME ST5 9DX

Halls<sup>1815</sup>

COMMERCIAL



## Highly prominent existing Car Showroom and Site fronting onto Liverpool Road

Total Site Area 0.896 acres (0.36 hectares)

Suitable for a variety of uses, subject to the receipt of statutory consents

Road frontage of 72 m (236 ft)

May let as a whole or as two sites



Price: Offers in the region of £800,000 (exclusive)

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01743 450 700



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### LOCATION

The property enjoys a highly prominent roadside location fronting onto Liverpool Road, which acts as one of the main arterial roads within Newcastle Under Lyme.

Newcastle Under Lyme is the principle conurbation within the Potteries. It has a population of 75,125 at the last census and has easy access to the national motorway network via the M6. The property is located within proximity of a variety of roadside occupiers including KFC, Formula One Autocentres and Esso Petrol Filling Station.

The location of the site means it would suit a variety of roadside uses, subject to the receipt of statutory consents.

### DESCRIPTION

The property is currently in use as Lymedale Motors and comprises a car showroom, valeting bay, car sales pitch for in excess of 200 cars and ancillary car storage.

The total site area is approximately 0.896 acres (0.36 hectares).

The site benefits from dual access onto Liverpool Road.



### ACCOMMODATION

(All measurements are appropriate.)

The property consists of accommodation comprising a car showroom, car sales offices and ancillary accommodation and a valeting bay with a Total Gross Internal Floor Area of approximately 155.28 m sq (1671 ft sq).

Comprising as follows:

Front Car Showroom 65.62 m sq (706 ft sq)

Offices and ancillary accommodation 53.01 m sq (570 ft sq)

Detached car valeting bay 36.65 m sq (394 ft sq)

Total Site Area 0.896 acres (0.36 hectares)

### PLANNING

Prospective purchasers and tenants should make their own enquiries.

It is understood that the property benefits from their current use as a car showroom, which falls within use class Sui Generis, as defined by The Town and Country Use Classes order 1987.

The premises would lend themselves to a variety of potential roadside and residential uses (subject to statutory consents).

### PRICE

Offers in the region of £800,000 (exclusive).

### RATEABLE VALUE

Rateable Value (2017/18): £22,750

Rates Payable (2017/18): £10,920





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### EPC

The property has an EPC rating of D.

### SERVICES

(Not tested at the time of inspection.)

It is understood that mains water, electricity, drainage and water are connected to the property.

The valeting bay has an interceptor.

### TENURE

The property is offered freehold tenure and is sold with vacant possession.

The property is offered to let on a new lease as a whole or as two separate sites.

The property is available to let on a Tenants Full Repairing and Insuring Basis for a length of term by negotiation. There will be rent reviews at five yearly intervals.

Further details available upon request.

### VAT

All prices are quoted exclusive of VAT. It is understood that the property is elected for VAT.

### FINANCIAL ACT 1989

All figures are quoted exclusive of VAT. Any intending tenant should satisfy themselves independently as to VAT in respect of any transaction.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in respect of the sale.

### LOCAL AUTHORITY

Newcastle Under Lyme Borough Council, Civic Offices, Merrial Street

Newcastle Under Lyme ST5 2AG

### VIEWING

Strictly by prior arrangement with the Sole Agents. For more information or to arrange a viewing, please contact:

James Evans

E: james.evans@halls.gb.com

Rebecca Welch

E: rebeccaw@halls.gb.com

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