

# to let

Car Sales Pitch

0.162 Acres / 655.6 m<sup>2</sup> / 7,057 ft<sup>2</sup>



381-383  
West End Road  
Haydock  
Saint Helens  
WA11 0AX

- Prominent Car Sales Pitch
- Other Uses will be Considered
- 0.5 miles from the A580 East Lancashire Road.

**MORGANWILLIAMS**.com

**01925 414909**

## Location

A prominently positioned site accessed from the mini roundabout connecting West End Road, Clipsley Lane and Vicarage Road.

The surrounding area is predominantly residential in character, with some commercial close to the subject site including a Tesco Express directly opposite.

The site benefits from good transport links with the A580 East Lancashire Road accessible 0.5 miles to the north of the site.

## Description

A car sales site with tarmacadam forecourt with room for 15-20 vehicles. The site includes a small office building towards the rear of the site.

The site is situated approximately 1 mile from the £150 million distribution development at Florida Farm on Slag Lane, Haydock.

The previous occupier of the site was We Buy Any Car.

Other uses will be considered.

## Accommodation

Site Area

0.162 Acres	655.6 m <sup>2</sup>	7,057 ft <sup>2</sup>
Office	23 m <sup>2</sup>	248 ft <sup>2</sup>
<b>Total</b>	<b>200 m<sup>2</sup></b>	<b>2,152 ft<sup>2</sup></b>

## Services

Mains electricity, water and drainage are connected.

## Rates

Rateable Value: £11,500

Payable 2019/20: £5,646

Qualifying businesses will be eligible for Small business Rate Relief. Enquiries can be made with the local council to confirm eligibility.

## Lease Terms

Available by way of a new Tenants Full Repairing and Insuring Lease.

## Rental

£20,000 per annum.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Joshua Morgan

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For details of other properties, our website address is

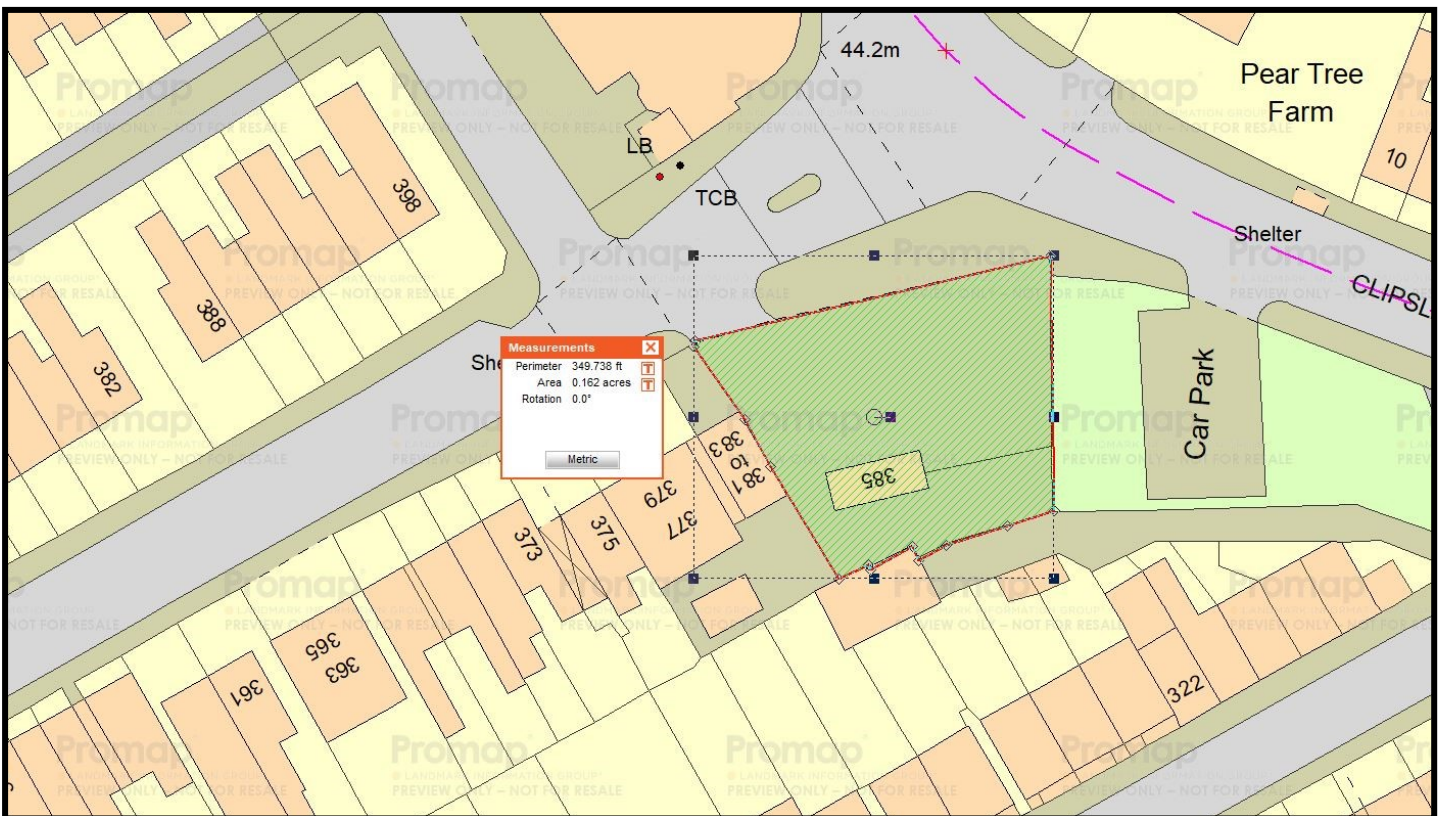
[www.morganwilliams.com](http://www.morganwilliams.com)

**SUBJECT TO CONTRACT**

**EPC Score Band TBC**

### E&OE

- Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
- All rentals and prices are quoted exclusive and may be subject to VAT.



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