

**RAPLEYS**

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**0370 777 6292**

## TO LET Prime Motor Dealership

Former Jaguar, Bolton Road  
Farnworth, Bolton BL4 7JL

CONTACT **William Seddon**  
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**Daniel Cook**  
07795 660259 | [daniel.cook@rapleys.com](mailto:daniel.cook@rapleys.com)



Bespoke motor dealership  
premises

1,068 sq m on 0.40 hectare  
(11,494 sq ft on 1.00 acre)

Prominent position fronting  
Bolton Road (A6053)

Available due to relocation

Suitable for alternative uses,  
subject to planning



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### Location

The property is prominently located fronting the A6053 Bolton Road, approximately 3 miles south east of Bolton.

Access to the motorway network is via junction 3 of the M61, approximately 1.5 miles to the south, which provides links to the M60.

### Description

The building provides a purpose built dealership on a prominent corner site with glazed frontage and car display area for approximately 25 cars.

Internally the showroom accommodates 10 vehicles, with a customer waiting area, sales and parts accommodation with customer and staff WC facilities. To the rear at lower ground level is the service workshop which includes parts storage, WC facilities and staff kitchen. To the first floor level there is a further office and storage.

Externally, to the rear there is a separate detached valeting workshop and parking for 14 vehicles with a further separate compound of circa 0.4 acres.

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
<b>Main building—ground floor</b>		
Showroom & offices	440.78	4,745
Storage	27.81	299
<b>Lower ground floor</b>		
Workshop/ancillary	394.38	4,245
<b>First floor</b>		
Parts	129.14	1,390
Office/ancillary	19.49	210
<b>Building 2</b>		
Workshop	56.24	605
<b>TOTAL</b>	<b>1,067.84</b>	<b>11,494</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.





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### Tenure

The premises will be available from July 2018 by way of a new under lease expiring in July 2025. A longer term may be available subject to separate negotiation with the landlord.

### Terms

Further details available upon request.

### Planning

The property currently has consent for motor vehicle dealership use. Offers for alternative uses may be considered. In the first instance parties should contact the local authority.

### Rating

We are advised that the Rateable Value for the property is £103,000 and the UBR for 2018/19 is 49.3p 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: E.

### VAT

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

### Viewing

Strictly by appointment through the sole agent.



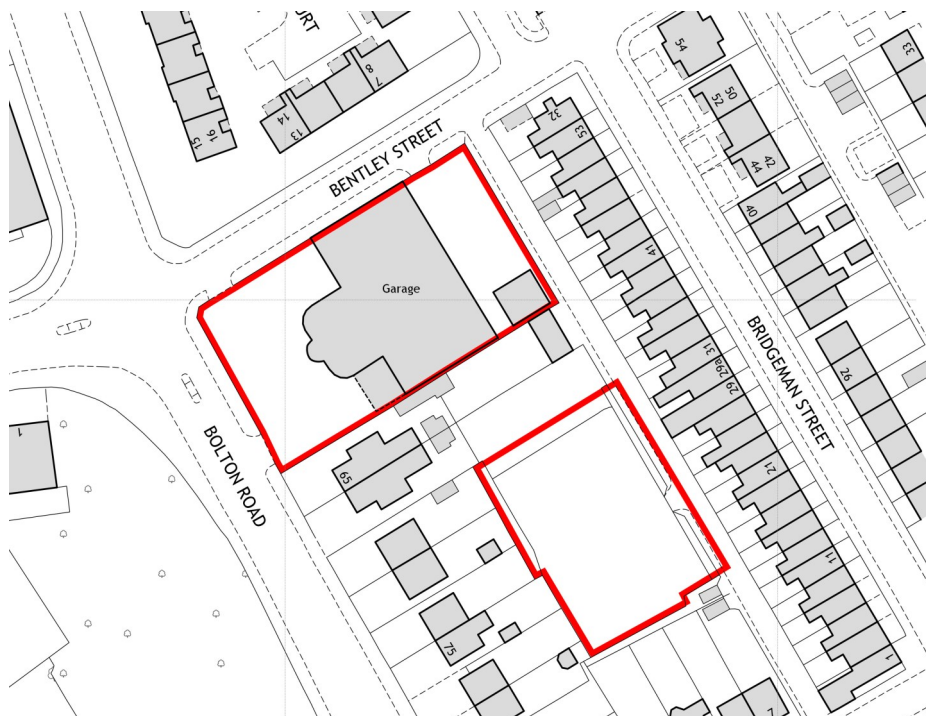
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