

**RAPLEYS**

# FOR SALE

## Motor Dealership and Petrol Filling Station

rapleys.com  
**0370 777 6292**

Threeway Garages, Mount Road,  
Clatterbridge, Wirral CH63 4JZ

CONTACT **Peter Paphitis | Rapleys LLP**  
07917 674909 | peter.paphitis@rapleys.com

**Peter Nicholas | Rapleys LLP**  
07879 487646 | peter.nicholas@rapleys.com

**Luke Arnold | Mason Owen**  
07584 673139 | luke.arnold@masonowen.com

**Andrew J Scott | Mason Owen**  
07786 171406 | andrew.scott@masonowen.com

**mason  
owen**  
property consultants



Established motor dealership  
and petrol filling station

Suitable for a variety of uses,  
subject to planning

Prominent frontage to the  
B1515

852.29 sq m on 0.47 hectare  
(9,174 sq ft on 1.16 acres)

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### Location

This existing motor dealership and petrol filling station is situated at the centre of the roundabout on Mount Road (B1515), approximately 1 mile south of Bebington town centre. The subject premises lies approximately 0.5 mile south of Junction 4 of the M53 motorway, which runs through the Wirral and provides direct access to Liverpool and Chester, north and south respectively.

### Description

The subject property comprises an established motor dealership facility with showroom, offices, workshop and parts storage. Internally, the showroom is fitted to a good standard and can accommodate 6 vehicles. Externally, the forecourt can accommodate approximately 80 vehicles.

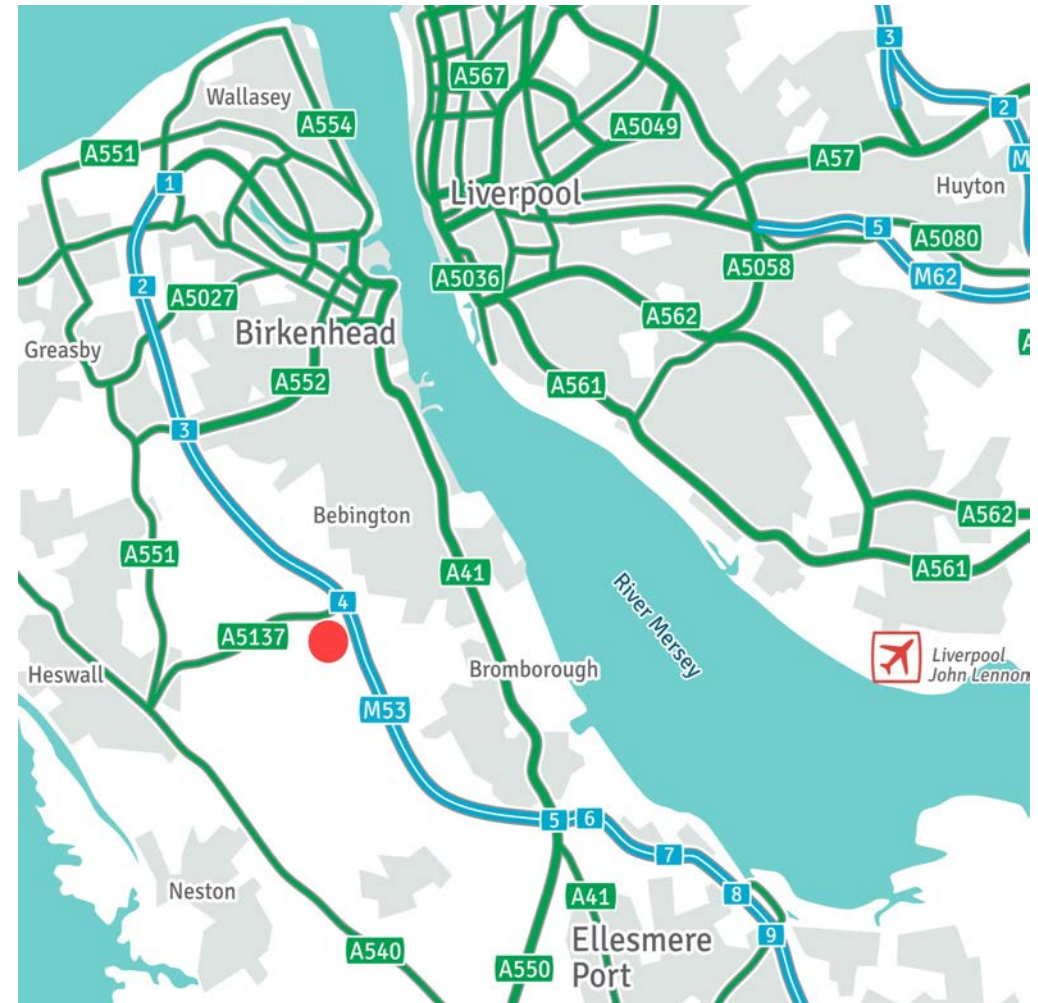
In addition, there is a petrol filling station to the front of the site with 3 pumps, 4 underground tanks, a small kiosk/shop and a canopy.

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom	283.24	3,049
Offices	50.03	539
Workshop	294.88	3,174
Parts store	127.11	1,368
Valeting bay	73.80	794
Shop/kiosk	9.58	103
Ancillary	13.65	147
<b>Total</b>	<b>852.29</b>	<b>9,174</b>
	<b>Hectare</b>	<b>Acre</b>
<b>Total Site Area</b>	<b>0.47</b>	<b>1.16</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

Freehold.

### Terms

Our client invites offers on a freehold basis. Offers on a subject to planning basis will be considered on their merits. Leasehold offers may be considered.

### Rating

We are advised that the Rateable Value for the property is £63,500 and the UBR for 2019/20 is 50.4p 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: TBC.

### VAT

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

### Viewing

Strictly by appointment with the joint agents.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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