

RAPLEYS

rapleys.com
0370 777 6292

FOR SALE/MAY LET **Prime Motor Dealership**

Former Vauxhall Dealership, Woodchurch Road,
Birkenhead CH41 2UF

CONTACT **Peter Paphitis**
07917 674909 | peter.paphitis@rapleys.com
Peter Nicholas
07879 487646 | peter.nicholas@rapleys.com



Prime motor dealership

Prominent roadside location in
residential neighbourhood

1,723.01 sq m (18,546 sq ft) on
0.42 hectares (1.06 acres)

Suitable for a variety of
alternative uses, subject to
obtaining the necessary
consents

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Location

The town of Birkenhead is situated towards the top of the Wirral peninsular along the west bank of the River Mersey, opposite the City of Liverpool, and has a long history of shipbuilding and repairs.

Liverpool is 3 miles to the northeast, via the Queensferry Tunnel. Junction 3 of the M53 motorway is 2 miles to the southwest, leading south to Chester, 16 miles away. The A41 runs north/south along the east site of the Wirral and at Birkenhead forms a busy commercial area to include the Cammell Laird shipyard, only 1 mile to the east.

The property is located in a residential neighbourhood where adjacent to the north is the Wirral Christian Church, and opposite is the Orton House Residential Care home. A **Lidl** supermarket is located at the top of Woodchurch Road, 70 metres to the north with the retail centre of Birkenhead 1 mile to the northeast.

Access to the dealership is provided directly from Woodchurch Road, together with a further access from Kings Mount to the south.

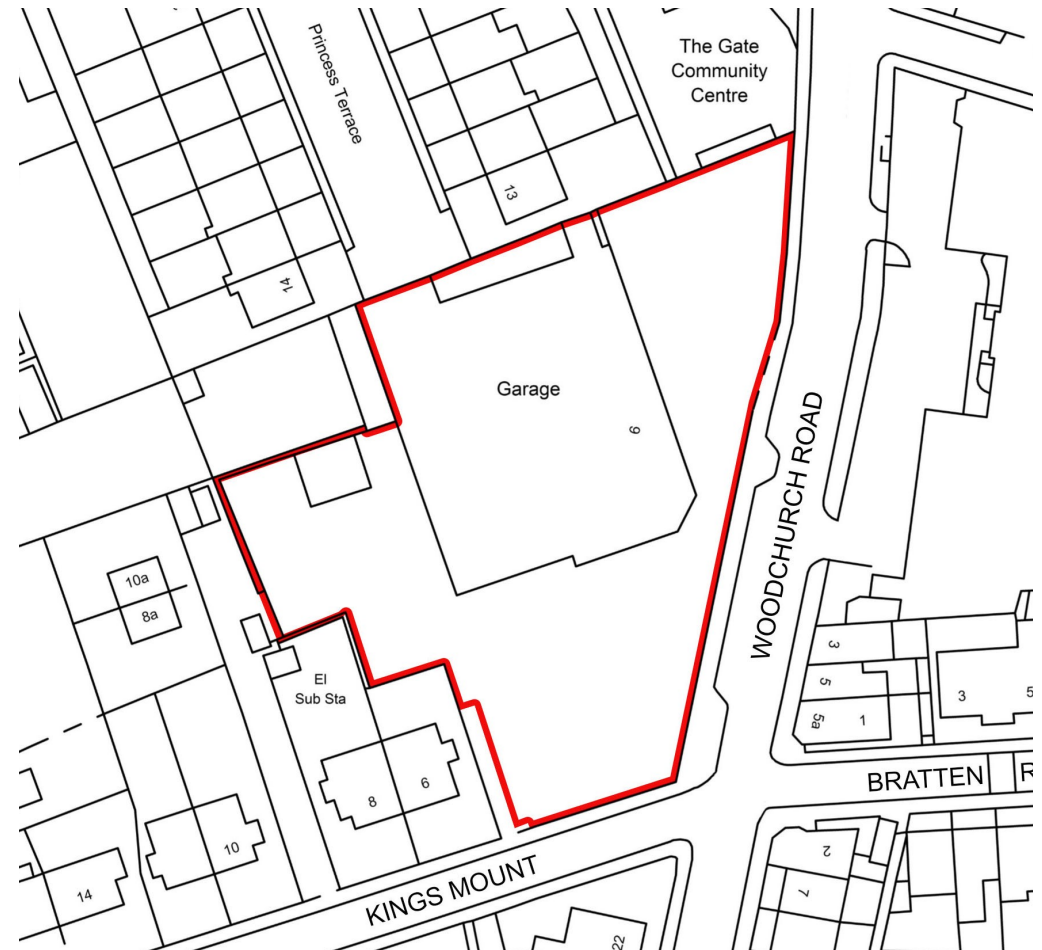
Description

The property comprises of an established motor dealership facility, providing a 7 car showroom with glazed elevations. Partitioned offices, a customer lounge and reception are located at the rear of the showroom and beneath the first floor office and ancillary accommodation.

The service workshops are located to the rear of the dealership, whilst to the rear of the site is a detached valeting building and vehicle photography turntable.

The majority of external areas are laid to tarmac and provide for well over 100 parking and display spaces.

The property offers scope for alternative uses, subject to appropriate planning consents.



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Accommodation

The property comprises the following approximate floor areas:

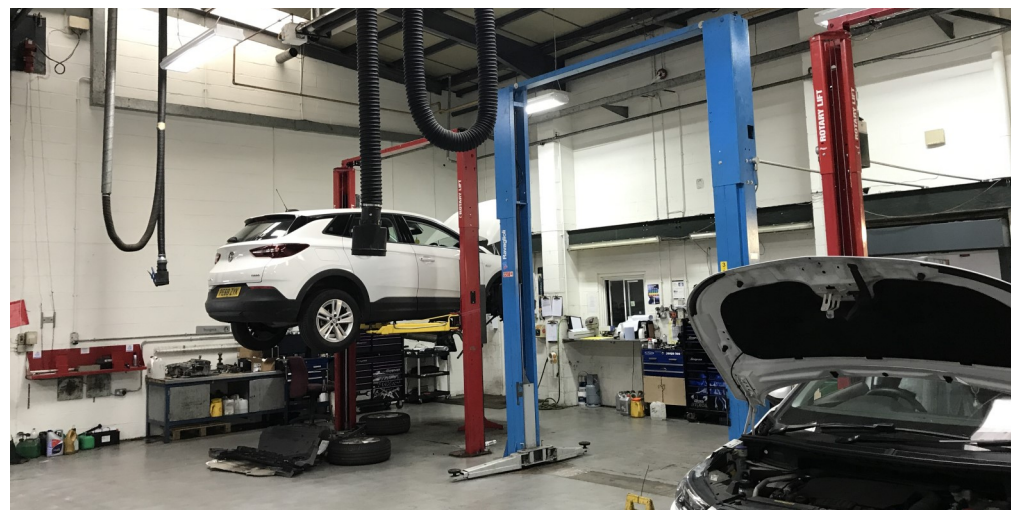
	Sq m	Sq ft
Showroom	313.96	3,379
Offices, customer lounge & reception	81.93	882
Workshop	732.44	7,884
Valeting & PDI	101.95	1,097
Parts storage	115.90	1,248
Detached valeting	53.81	579
Sub Total	1,399.98	15,069
Mezzanine storage	199.69	2,149
First floor offices and ancillary	123.34	1,328
Sub Total	323.03	3,477
Total	1,723.01	18,546
	Hectare	Acre
Total Site Area	0.42	1.06
Parking		103 spaces

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.

Rating

We are advised that the Rateable Value for the property is £108,000. Please note that the government have confirmed that Business Rates will not be payable on occupied dealership premises for the whole of 2020-21.

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 the [Government website](https://www.gov.uk/government/organisations/hm-revenue-and-customs).



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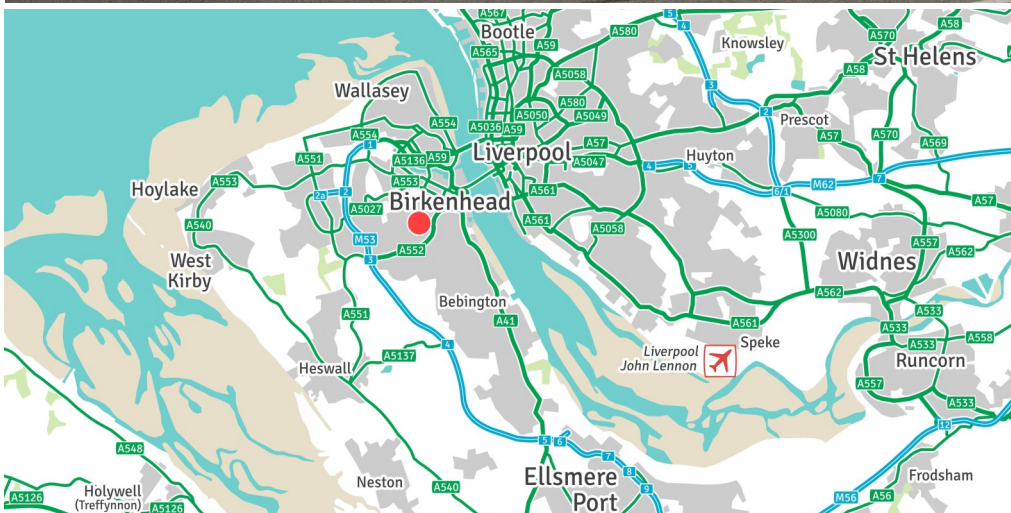
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Energy Performance

Energy Performance Asset Rating: D.

Tenure

Freehold.

Terms

Offers are invited for the freehold interest. Consideration may also be given to a short leasehold offer.

VAT

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

Viewing

Strictly by appointment with the sole agent.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Unit 3, Incubator One, Alconbury Weald, Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

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