

FOR SALE/MAY LET Motor Dealership

85 Portrack Lane
Stockton-on-Tees TS18 2HS



Contact

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Location

Stockton-on-Tees is a market town situated in the north east of England. It sits 6 miles west of Middlesbrough and 13 miles from the A1(M) road. The town is served by the A66 which leads traffic east to Middlesbrough and the A19 north to Wolviston and Hartlepool beyond.

The property is located 0.5 mile west of the A19, with approximately 25,000 passing vehicles per day and sits on an island site fronting Portrack Lane and the (A1046) dual carriageway; access to the site is from both the westbound carriageway and off Portrack Lane itself. The surrounding area is an established commercial area with nearby occupiers including Asda, Starbucks and Subway as well as a number of independent operators.

Description

The property is of steel portal frame construction with partial glazed frontage and profile cladding to the remainder; the surrounding site offers approximately 177 car spaces and access to the rear workshop.

Internally the property is an open plan format, mainly rectangular. However, the front of the showroom protrudes out with the left section kicking back in and creating an L-shape effect to a used car display area that can accommodate approximately 10 vehicles. To the rear of the property is a workshop/service centre which can accommodate seven work-bays and includes a parts stores and viewing area; the workshop is accessed by a roller shutter door.

Planning

The property currently has consent for motor vehicle dealership use, interested parties are advised to satisfy themselves with regards to alternative uses with Stockton-on-Tees Borough Council Planning Department on 01642 526 022.

Terms & Tenue

Freehold. Price on application, please call for further information. Offers which are subject to planning permission, or other conditions, will be considered.

Leasehold. Our client is seeking proposals on standard institutional terms for a minimum period of 10 years. Rent on Application.

Rating

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 at www.gov.uk/calculate-your-business-rates

Former car dealership with workshop and parking for 117 cars

Prominent frontage to Portrack Lane

Established commercial location

1,400 sq m (15,077 sq ft) on 0.66 hectare (1.66 acres)



Photo taken in 2015 when car dealership was open



15,077 sq ft

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom	405.60	4,366
Workshop	534.30	5,751
Parts store & office	55.70	600
Offices	91.80	988
Ancillary	27.70	298
First Floor		
Office	81.80	881
Canteen & services	64.60	695
Part mezzanine	20.30	219
Valeting bays	118.90	1,280
Total	1,400.70	15,077

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.

Parking Space

The site has the following approximate spaces:

Vehicle display spaces	117
Customer parking spaces	10
Service parking spaces	50

EPC

Energy Performance Asset Rating: D. A copy of the Energy Performance Certificate is available upon request.

VAT

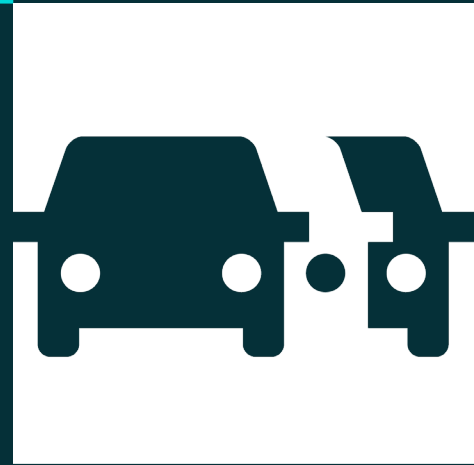
All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Total Site Area (edged in red)

0.66 hectares

1.63 acres





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