

RAPLEYS

FOR SALE/MAY LET Car Dealership

rapleys.com
0370 777 6292

85 Portrack Lane
Stockton-on-Tees TS18 2HS

CONTACT **Peter Paphitis**
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Photo taken in 2015 when car dealership was open

Former car dealership with
workshop and parking for 177
cars

Prominent frontage to Portrack
Lane

Approximately 25,000 vehicle
movements per day

Established commercial location
0.75 mile east of Stockton-on-
Tees

1,400 sq m (15,077 sq ft)

Total site area 0.66 hectare
(1.66 acres)



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Location

Stockton-on-Tees is a former market town situated in the north east of England some 6 miles to the west of Middlesbrough and approximately 13 miles from the A1(M) road. The town is well served by the A66 which leads traffic eastwards to Middlesbrough and the A19 north to Wolviston and Hartlepool beyond, with the towns of Darlington and Sunderland within easy reach.

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** to the east and a number of independent operators to the west.

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 configured in 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.

Accommodation

The property comprises the following approximate floor areas:

| | Sq m | Sq ft |
|------------------------------------|----------------|-------------------|
| Showroom | 405.6 | 4,366 |
| Workshop | 534.3 | 5,751 |
| Parts Store & Offices | 55.7 | 600 |
| Offices | 91.8 | 988 |
| Ancillary | 27.7 | 298 |
| First Floor | | |
| Mezzanine Office | 81.8 | 881 |
| Canteen & Services | 64.6 | 695 |
| Parts Mezzanine | 20.3 | 219 |
| Valeting Bays | 118.9 | 1,280 |
| Total | 1,400.7 | 15,077 |
| | Hectare | Acre |
| Total Site Area (edged red) | 0.66 | 1.63 |
| Vehicle Display Approx. | | 117 spaces |
| Customer Parking Approx. | | 10 spaces |
| Service Parking Approx. | | 50 spaces |

Note: The areas in the adjacent table 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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Terms

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

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

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.

Energy Performance

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.

Rateable Value

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](#).



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