

RAPLEYS

rapleys.com
0370 777 6292

TO LET Motor Dealership

Former Evans Halshaw Peugeot,
Metropolitan Business Park, Preston New Road,
Blackpool FY3 9TN

CONTACT **Peter Paphitis**
07917 674909 | peter.paphitis@rapleys.com
Tom Cooley
07795 672154 | tom.cooley@rapleys.com



Prominent roadside location

24,116 daily vehicle movements

1,062.63 sq m on 0.81 hectare
(11,437 sq ft on 1.99 acres)

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

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Location

The dealership is situated in Blackpool, a popular seaside town on the Lancashire coast with a population of approximately 140,000.

The property benefits from prominent frontage to Preston New Road and has excellent transport links to Junction 4 of the M55, which lies just 1.5 miles to the south east.

The immediate surrounding vicinity comprises a small cluster of commercial tenants, with national occupiers including **ATS Euromaster**, **HSS Hire**, **Kwik Fit** and **Wickes**.

The wider vicinity is largely residential and includes a recent **Lancet Homes** development to the south west of the property.

Access to the dealership is provided directly from Preston New Road with further access from Metropolitan Drive to the north.

Description

The property comprises a modern purpose built motor dealership facility of steel frame construction, providing a seven car showroom with glazed elevations to the front. Partitioned offices and a reception area located around the perimeter of the showroom.

The service workshops are located to the rear of the dealership and comprise a main workshop bringing the total workbay capacity to ten stations.

There is valet bay and temporary structures to the rear of the site.

The majority of external areas are laid to tarmac and provide for over 180 parking and display spaces.



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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Motor Dealership		
Showroom	344.99	3,713
Office	71.21	766
Parts storage	76.00	818
Workshop	407.64	4,388
Staff canteen/ancillary	82.15	884
Sub Total	981.99	10,569
First floor storage	80.64	868
Total	1,062.63	11,437
	Hectare	Acre
Total Site Area	0.81	1.99

Total parking **180 spaces**

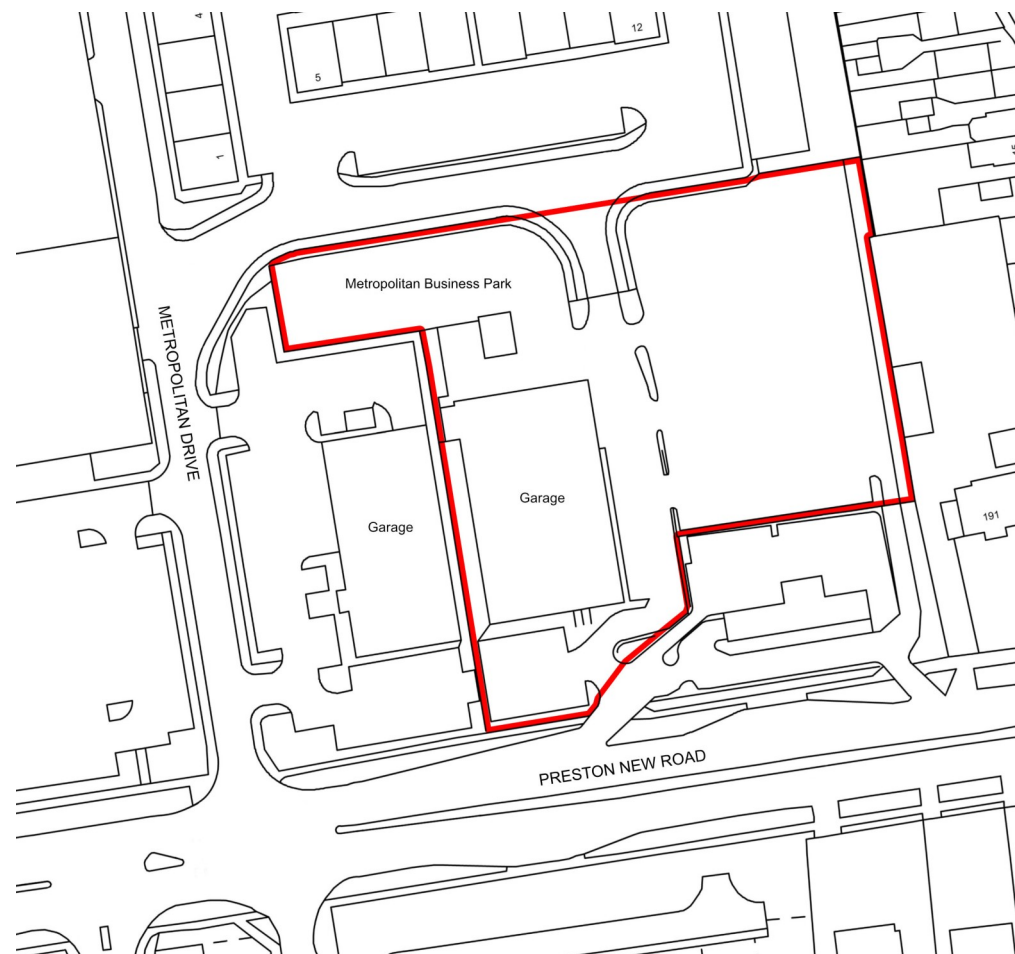
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

The property is available by way of new sublease to **Pendragon PLC**.

Terms

The property is available on a new sub-lease on terms to be agreed. Further information available upon request.



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Rateable Value

We are advised that the Rateable Value for the property is £89,000. 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](#).

Energy Performance

Energy Performance Asset Rating: D

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 33 Jermyn Street London SW1Y 6DN. Regulated by RICS.

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