

RAPLEYS

rapleys.com
0370 777 6292

TO LET **Motor Dealership**

Former Citroen, St Mary's Way,
Stockport SK1 4AP

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



Purpose built motor dealership

Prominent position fronting
the A6188

Over 23,000 vehicle movements
per day

1,947 sq m (16,120 sq ft) on a
site of 0.76 hectare (1.90 acres)

Nearby occupiers include
Maserati, Renault, Seat, Skoda
and **Toyota**

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Location

The subject premises are located a short distance east of Stockport town centre, a major satellite town of circa 135,000 population, approximately 6 miles south east of Manchester.

The site fronts the A6188 St Mary's Way, approximately 1 mile south of junction 27 of Manchester's ring road (M60) and 0.6 mile south of Stockport town centre, benefitting from approximately 23,000 vehicle movements per day.

St Mary's way is one of Manchester's prime locations for motor dealerships with occupiers in the nearby vicinity including **Lamborghini, Maserati, Renault, Seat, Skoda** and **Toyota**.

Description

The property comprises an established, purpose-built car dealership facility, most recently occupied by **Citroen**.

The built accommodation is configured to provide a showroom capable of accommodating approximately ten vehicles, together with supporting office and ancillary accommodation.

There are two workshops to the rear providing a total work-bay capacity of nine stations and a spray booth. There is a separate MOT service area to the rear of the building.

The first floor includes a canteen, further offices and storage.

In addition, there is a separate detached valeting bay towards the south corner of the site.

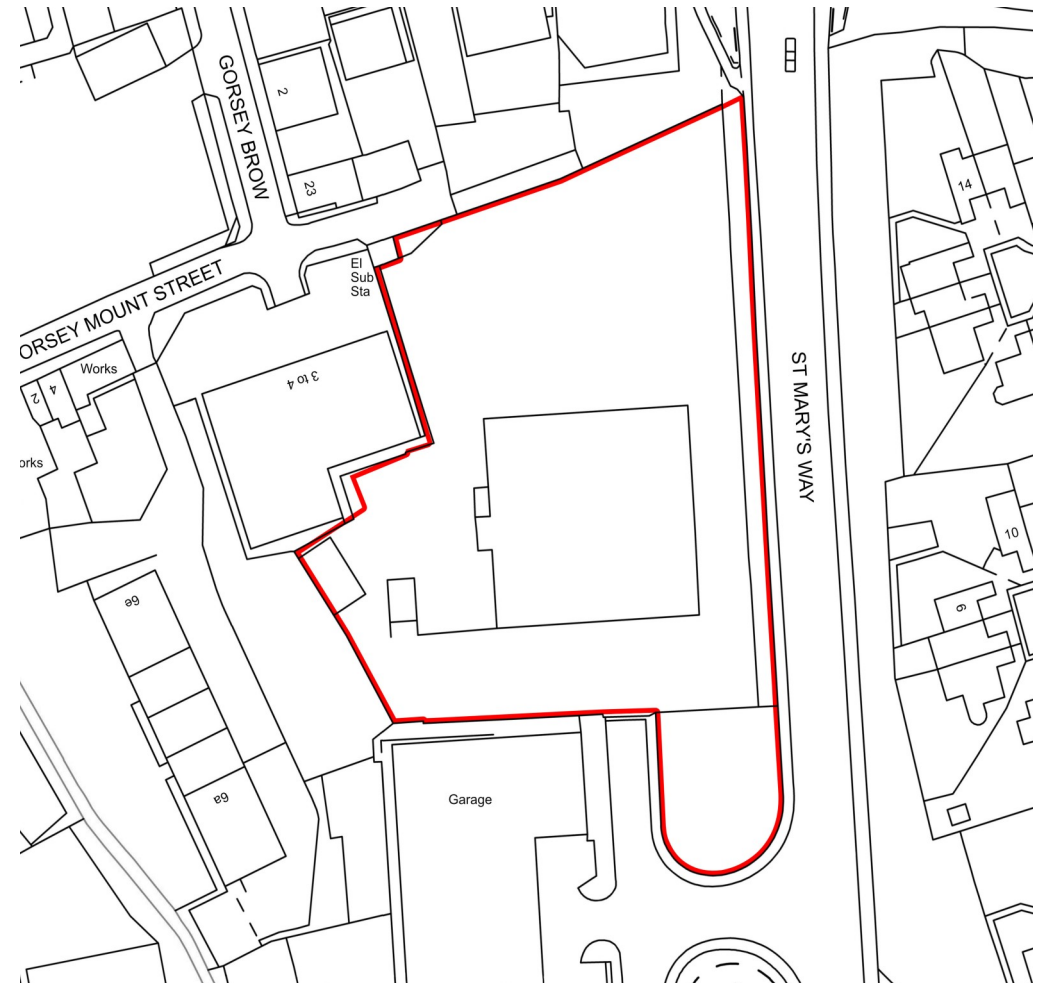
Externally, the forecourt can accommodate 248 vehicles.

Tenure

Leasehold. Please note, the freehold is **not** available.

Terms

The property is available on a new sub-lease for a term expiring December 2031.



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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom	375.78	4,044
Workshop	700.34	7,538
MOT service area	76.88	828
Parts	31.86	343
Offices/ancillary	162.74	1,752
Sub Total	1,347.60	14,505

First floor office/ancillary	131.49	1,415
First floor canteen	18.58	200
Sub Total	150.07	1,615

Total	1,497.67	16,120
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	Hectare	Acre
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Total Site Area	0.76	1.90
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Total parking	248 spaces
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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 £199,000 and the UBR for 2021/22 is 51.2p 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 the [Government website](https://www.gov.uk/government).



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Energy Performance

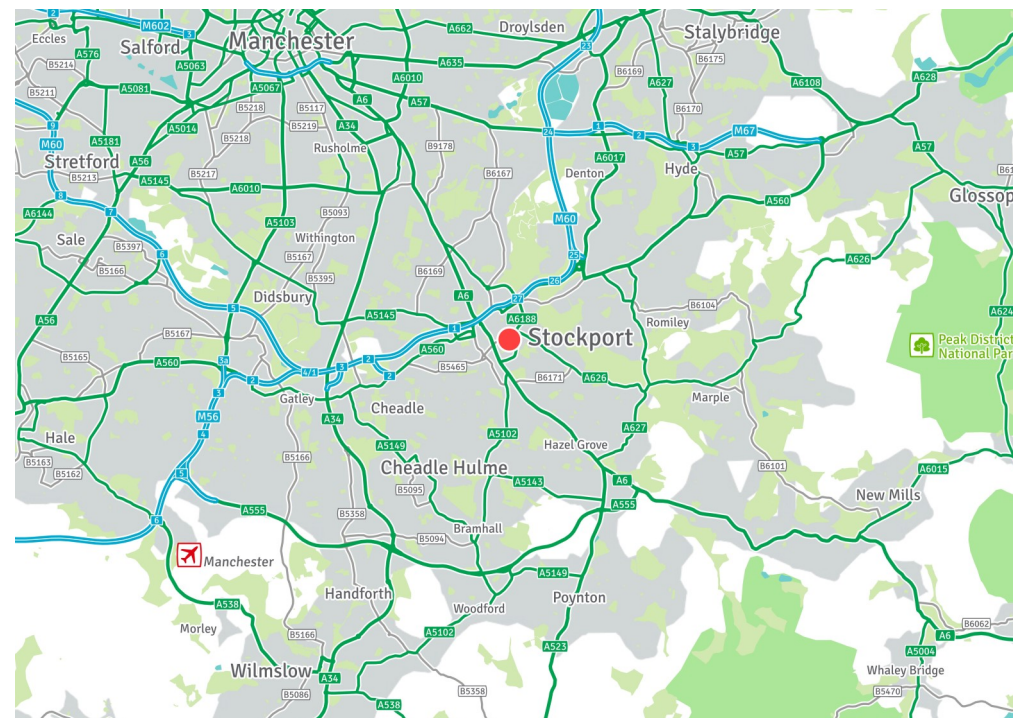
Energy Performance Asset Rating: TBC.

VAT

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

Viewing

Strictly by appointment with the 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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