

## FOR SALE MOTOR DEALERSHIP

Brookfield  
Glossop, SK13 6JF



### Contact

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## Location

The property is situated in a prominent position fronting the A57 (Brookfield) which is a major arterial route through Glossop. The A57 leads south east to Snake pass connecting Sheffield to the wider Manchester region. Glossop is a market town 15 miles east of Manchester, 24 miles northwest of Sheffield and 32 miles north of Matlock.

Situated in the main commercial area of Glossop with nearby occupiers including Glossop Caravans, Toolstation, Screwfix, BP and Home Bargains.

## Description

The property comprises a former Ford dealership on a broadly level site and consists of showroom, offices, workshop and associated parking.

The property is of frame construction with a pitched asbestos / cement sheet roof and a single storey front showroom extension with the workshop sitting between the front petrol filling station and Brookfield Motors at the rear.

The showroom is well fitted with offices and WC's to the rear.

The workshop occupies the majority of the property and is accessed from roller shutter doors, one in each side elevation. A secure yard adjoins the eastern side of the workshop.

There is a right of way to the north of the site, hatched blue on the OS plan.

## Energy Performance Rating

Energy Performance Asset Rating – TBC

## Tenure

The approximate extent of the freehold property is shown outlined red on the plan.

## Terms

Offers are invited for the freehold interest in our client's property.

## VAT

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

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same

- Full dealership facility
- Prominent roadside location
- Suitable for alternative uses, subject to the necessary consents
- c. 7,600 sq ft on a site of 0.737 acres



Showroom & Workshop

### Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Showroom	183.70	1,977
Showroom Offices	73.47	791
Workshop	409.64	4,409
Workshop Ancillary	26.16	282
First Floor Mezzanine	13.65	147
<b>Total</b>	<b>706.64</b>	<b>7,606</b>
	Hectare	Acre
<b>Total Site Area</b>	<b>0.298</b>	<b>0.737</b>

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 £43,750.

The UBR for 2024/25 is 49.9p 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 at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

### Viewing

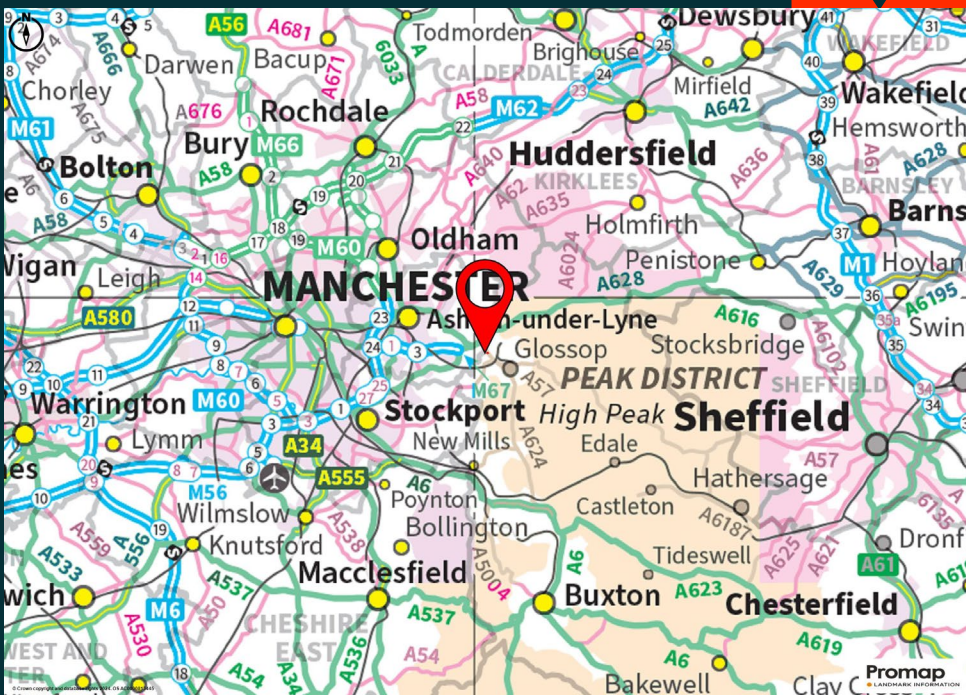
Strictly via the sole letting agent only.

Total Site Area

0.298 hectares

**0.74** acres





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