

TO LET MOTOR DEALERSHIP

Chester Way
Northwich, CW9 5NQ



Contact
Thomas Fagan – 07387 025337
thomas.fagan@rapleys.com

Daniel Cook – 07795 660259
daniel.cook@rapleys.com

Location

The property sits to the eastern side of Northwich town centre, a market and port town in Cheshire approximately 18 miles east of Chester, 15 miles south of Warrington and 19 miles south of Manchester.

The property fronts the A559 Chester Way / Manchester Road and leads 1 mile east to the junction of the A530, which leads 3 miles north east to Junction 19 of the M6.

The local area has a number of car dealerships including those representing Vauxhall, Kia, Toyota, Mazda, Lexus, Caterham, Omoda and Jaecoo.

Surrounding occupiers including including KFC, Joseph Holt (Clock Tower), Magnet Kitchens, Topps Tiles, Tesco and McDonald's.

Description

The property comprises a used car sales building of steel portal frame construction featuring a mixture of full height glazed elevations and metallic profile sheet cladding.

The premises consists of showroom, offices, workshop, valet, and first floor accommodation along with a separate detached used car building. The building is well specified and in good condition throughout.

Externally, there are hard surfaced areas allowing for spacious external vehicle display and parking for approximately 140 vehicles.

Note: the site includes an area of riverbank to the northern side of the site as shown blue on the plan overleaf. The occupiable area extends to approximately 1.2 acres.

Energy Performance Rating

Energy Performance Asset Rating

Sales Office – B
Showroom - C

Tenure

Leasehold. Please note the Freehold is not available.

Terms

The property is available on a new sublease to expire in December 2031. We are seeking offers in the region of £125,000 per annum.

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.

- Car dealership with associated workshops and valeting
- Prominent roadside location
- Situated within the automotive district of Northwich
- High profile position
- Edge of town centre
- c.11,500 sq ft on a occupiable site area of 1.2 acres



Showroom & Workshop

Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Showroom	263.46	2,836
Showroom Offices/Ancillary	55.78	600
Workshop	490.21	5,276
Valet	73.19	788
Used Car Building	60.26	649
First Floor Office	48.43	521
First Floor Ancillary	71.56	770
Total	1,062.89	11,440
	Hectare	Acre
Total Site Area	0.89	2.187

Rating

We are advised that the Rateable Value for the property is £102,000.

The UBR for 2024/25 is 54.6p 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.

Viewing

Strictly via the sole letting agent only.

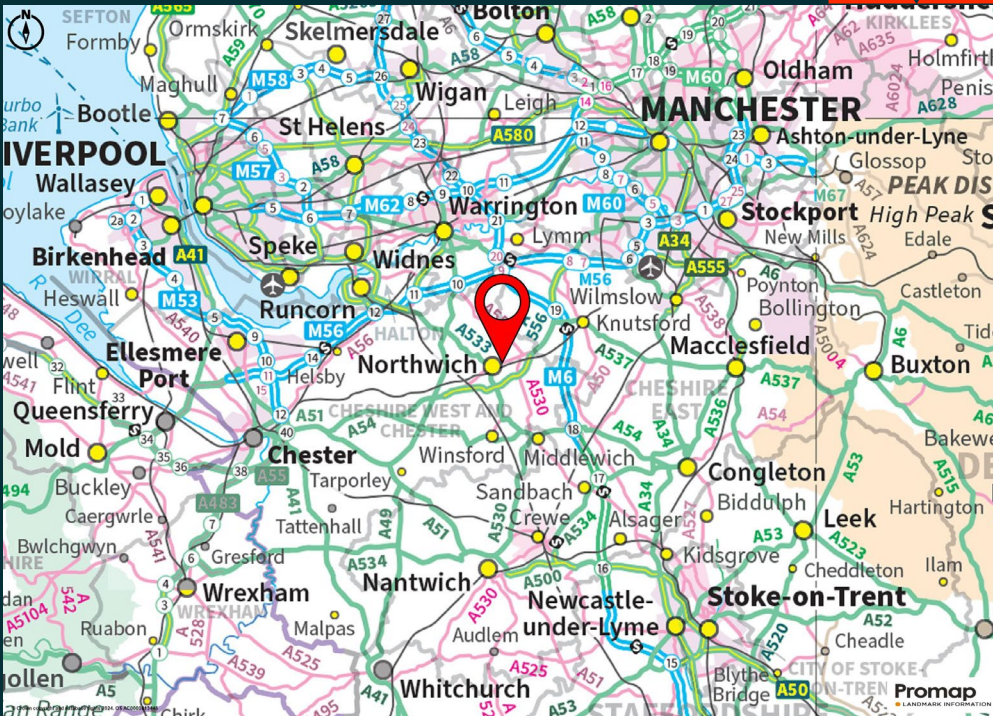
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested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

Total Site Area

0.89 hectares

2.187 acres





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rapleys.com
0370 777 6292

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