

Highly Prominent Car Showroom **FOR SALE**



Middlewich Road, Crewe CW2 8UF
4,477 sq ft (415.9 sq m) on 0.95 acre.



EXECUTIVE SUMMARY:

- The property provides a **well-presented car showroom** alongside additional office and workshop accommodation.
- **Extensive frontage** to the busy Middlewich Road (A530), with in excess of **20,000** vehicle movements daily (DFT).
- **4,477 sq ft (415.9 sq m)** on **0.95 acre** site.
- **Extremely low site coverage** of 11%, providing capacity for the display and storage of approximately 125 vehicles.
- Crewe is a **well-established town** for automotive retailing with brands including KIA, Suzuki and MG all situated in close proximity at Marshfield Bank Roundabout.
- Potential for a range of alternative uses (subject to planning).
- **Available immediately.**
- **For Sale** – We are instructed to seek offers in excess of **£775,000**.



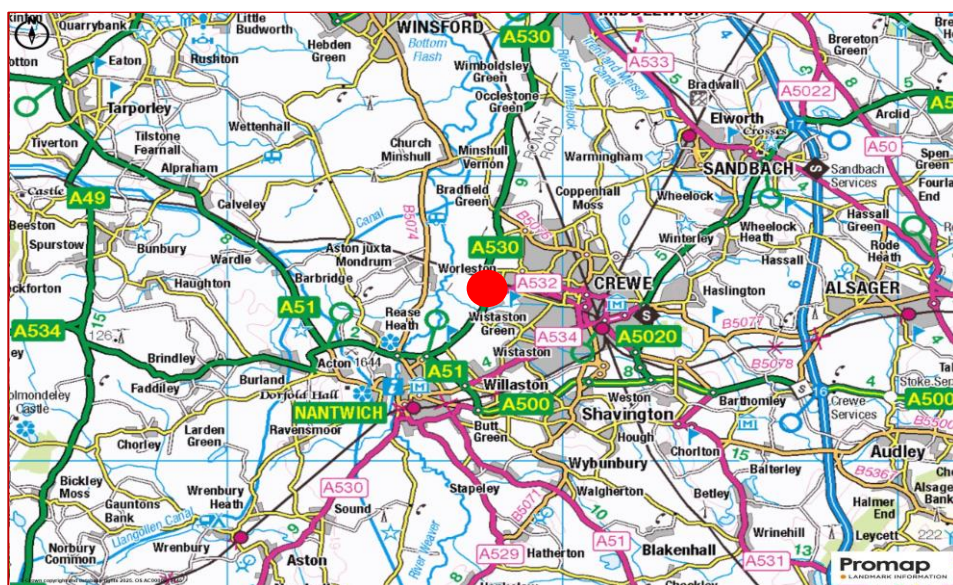
PROPERTY SUMMARY:

LOCATION

The property is situated in the railway town of Crewe, approximately 1.5 miles west of the town centre.

The site is situated in a highly prominent location fronting Middlewich Road (A530), which links Crewe to the neighbouring town of Nantwich and therefore benefits from in excess of 20,000 vehicle movements daily (DFT).

Crewe is a well-established town for automotive retailing with brands including KIA, Suzuki and MG all situated in close proximity at Marshfield Bank Roundabout. Ford, Volkswagen, Hyundai, Audi, Vauxhall, BMW, Renault and Nissan are also represented in the town.



DESCRIPTION

The property previously traded as a dedicated used car centre, operated by a Top 10 dealer group, and is therefore very well presented throughout.

The site provides high quality office accommodation alongside workshop, parts stores and staff facilities. There are three separate workshops, utilised for servicing, smart repair and parts storage.

External areas are extensive and utilised for vehicle display and storage purposes, accommodating approximately 125 vehicles.

ACCOMMODATION

Area	Sq Ft	Sq M
Ground		
Offices	2,597	241.2
Staff Ancillary	211	19.6
Workshop	1,621	150.6
Workshop Ancillary	48	4.5
Total	4,477	415.9



TERMS

We are instructed to seek offers in excess of £775,000.

BUSINESS RATES

We recommend interested parties make their own enquiries to the local authority.

EPC

The Energy Performance Certificate is available on request.

VAT

VAT may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal fees incurred in the transaction.

VIEWING / FURTHER INFORMATION

Strictly by appointment with the sole agent, Knight Frank.



Contact



For further information, or to arrange a viewing, please contact a member of the Knight Frank Agency Team:

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Anti-Money Laundering

A successful bidder will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

Date of Details: February 2025

Date of Photographs: February 2025

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