

SHOWROOM



Autoline Crompton Way Shaw OL2 7AF

0.18 ACRES



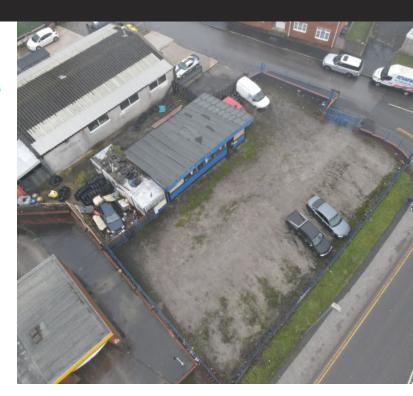
- Car Sales Pitch/Showroom
- Fully Fenced & Gated Site
- Extremely Prominent
- Direct Frontage onto Crompton Way
- Site area c. 0.18 acres
- 784 sqft Workshop
- Suitable for other uses STP
- Within 2.2 miles of A627

MBRE

Location

A car sales pitch prominently located with direct main road frontage onto Crompton Way. The immediate area provides a mix of residential and commercial occupiers.

A627 - 2.2 miles M62 - 2.7 miles







Description

Car Sales Pitch/Showroom on a site area of approx 0.18 acres. The property can be summarised as follows:

- Comprising Pitch, Workshop /Showroom
- Self Contained Site. Full perimeter fenced and gated.
- 784 sqft Showroom/workshop with Rear Loading Door 3.9m Width loading 2.4m
- 3.5m max Height to Workshop Area
- Extremely prominent with direct frontage onto Crompton Road
- · Suitable for alternative uses such as builders merchants, external storage etc subject to planning



Accommodation

Workshop/Showroom Overall Site Area

784 sq.ft **0.18 acres**

Services

All mains services available to the property. Electricity, water and drainage.

Rateable Value

Current - £9000 Future - £9400

Rent

£36,000 p.a.

EPC

Available on request.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. January 2023.

MBRE

Regent House | Stockport | SK4 1BS mb@mbre.space | www.mbre.space | 0161 850 1111

Terms

On a leasehold basis with terms to be agreed

VAT

All figures are quoted exclusive of but maybe subject to VAT

Viewing

Contact Sole Agents MBRE - 0161 850 1111 Michael Blackshaw mb@mbre.space 07792201467