

# SHOWROOM



### **Autoline** Crompton Way Shaw OL2 7AF

# 0.18 ACRES



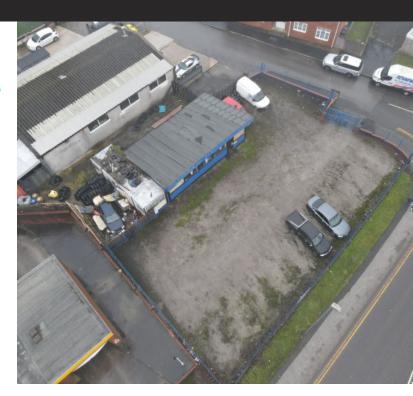
- Car Sales Pitch/Showroom
- Fully Fenced & Gated Site
- Extremely Prominent
- Direct Frontage onto Crompton Way
- Site area c. 0.18 acres
- 784 sqft Workshop
- Suitable for other uses STP
- Within 2.2 miles of A627

## **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

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# MBRE

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#### Terms

On a leasehold basis with terms to be agreed

#### VAT

All figures are quoted exclusive of but maybe subject to VAT

#### Viewing

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