

MBRE

CAR SALES PITCH TO LET & FOR SALE



364-366
Wellington Road North
Stockport
SK4 4QP

0.13
ACRE

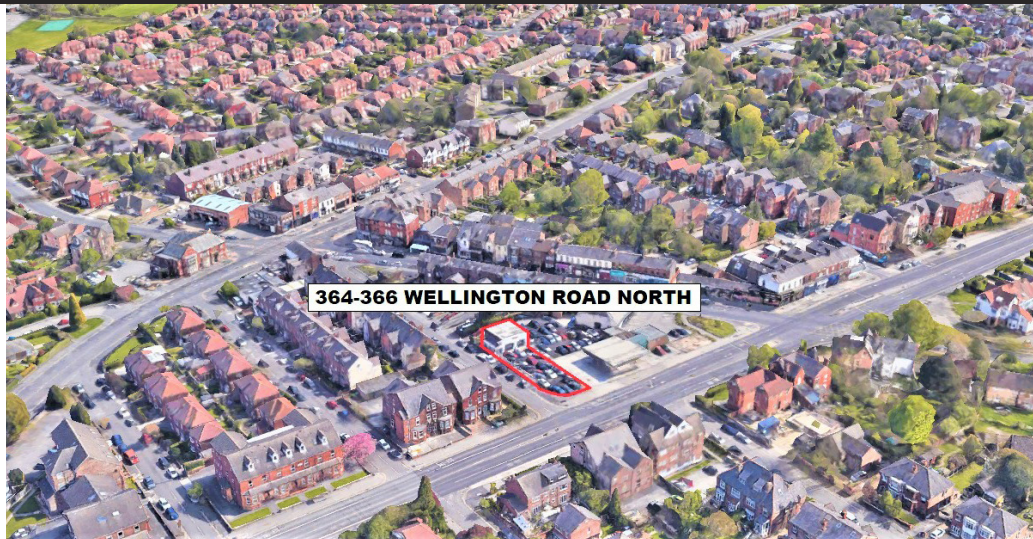


- Prominent A6 car sales pitch near Stockport
- Site total 0.13 Acres including showroom
- Hard standing area for around 20 cars
- 920 Sq.ft showroom for 3-4 car displays
- Private sales office with separate entrance
- Showroom benefits from sliding door entry
- Low RV: £13,500 - Sliding scale relief available
- New Lease - No Premium - Fully available

Location

The property is located fronting Wellington Road North in Heaton Chapel at the corner of Abney Road and Wellington Road North.

- Stockport: 3 miles.
- Manchester: 5 miles.
- M60 Motorway: 3 miles.



Description/Accommodation

The property provides open hard standing land with secure fencing and bollards along with a single storey showroom with private office. The showroom has been finished to a high standard with rendered external elevations, sliding access doors, LED lighting throughout.

Site total area: 0.13 Acres/5,645 Sq.ft/525 Sq.m.

Showroom: 920 Sq.ft overall including main car display area and private sales office.

Hard standing car sales/display area can accommodate around 20 cars.

Rateable Value

Rateable value: £13,500.

Small Business Rates Multiplier 2022/23: 49.9p.

SLIDING SCALE RELIEF AVAILABLE

Interested parties are advised to make their own enquiries with SMBC - 0161 474 5188.

Tenure/Terms

A new FRI Lease for a minimum 5 year term.

Tenure: TBC.

Sale Price/Rent

£350,000 Subject to Contract. VAT is payable.

£30,000 per annum exclusive. £2,500 pcm.

VAT

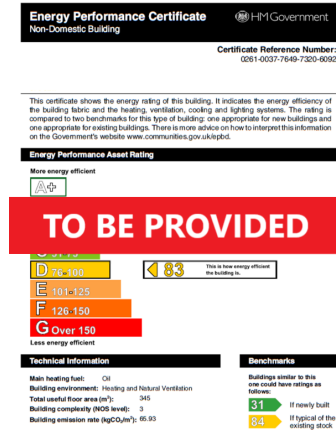
All figures are quoted exclusive of Value Added Taxation.

We understand that VAT is payable at the property.

Conditions

Subject to Contract.

EPC Rating



Services

Mains services are available including electricity, water and drainage.

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Details from MBRE.

Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with the new Lease.

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