

# 4 STANNEY MILL LANE

LITTLE STANNEY | CHESTER | CH2 4HY



## Summary

- On the instructions of the Joint Administrators of Brookbrough Holdings Limited
- Motor vehicle showroom, workshops, stores and offices over ground and first floor
- Secure Car Park / Yard with steel palisade fencing to perimeter
- Cheshire Oaks Designer Outlet located nearby and adjacent to Cheshire Oaks Trade Park with occupiers including Mazda, Skoda and Lexus
- Total Floor Area of 17,311 Sq Ft
- Total Site Area of 0.28 Hectares (0.70 Acres)
- Low Site Cover of approx. 34%
- Overall, the property is fitted out to a good specification
- Large showroom display windows with security shutters
- Considered suitable for a variety of uses subject to planning permission
- Held Freehold
- Available For Sale
- Guide Price: £2,000,000 (STC)





## Description

The subject property provides a purpose built two-storey modern showroom premises of steel portal frame construction with external cladding beneath a pitched roof.

The property was recently extended to the south-west of the site to provide additional two storey showroom accommodation beneath a flat roof.

At ground floor level, the property provides predominantly open-plan showroom accommodation with workshop, offices, stores, kitchen and WCs.

The first floor, accessed via stairs or passenger lift, provides further showroom accommodation along with offices, workshop with mezzanine, and stores. The first floor also benefits from goods lift access.

Overall, the property is fitted out to a good specification with tiled flooring, suspended ceiling with inset spot lighting and painted plastered walls. The property benefits from double glazed windows with large display windows within the showroom accommodation with security shutters. Heating is provided by way of gas central heating via wall mounted radiators.

Externally, the property benefits from a large secure surfaced parking area for approx. 30 vehicles with bin-store and a small rear yard with canopy.

Both the main building and extension provide their own customer entrance, whilst the main building also provides 2 x level access loading doors to the rear (approx. 2.8m wide x 2.9m high).



## Location

The property is situated on Stanney Mill Lane in Chester in the north-west of England.

Cheshire Oaks Designer Outlet is situated nearby with Cheshire Oaks Trade Park situated adjacent home to numerous occupiers including car dealerships Lexus, Mazda and Skoda.

The property has good transport connections with both the M53 (J10) situated approx. 0.25km and the M56 (J15) situated approx. 1.7km to the south. The cities of Chester and Liverpool are located approximately 10km to the south and 18km to the north-west.

## Accommodation

Description	Sq M	Sq Ft
Ground (Showroom, Workshop, Stores, Offices, WCs)	797.57	8,585
First (Showroom, Stores, Offices, Workshop, WCs)	735.74	7,919
Mezzanine (Storage)	74.92	806
<b>Total</b>	<b>1,608.23</b>	<b>17,311</b>

## Site Area

The property is situated on a site area of approx. 0.28 Hectares (0.70 Acres).

The property provides a low site cover of approx. 34%.





## TENURE

Held Freehold

## EPC

'C - 53'

A full copy of the EPC is available upon request.

## Business Rates

Rateable Value: £55,000 (2023 Rating List)

## Data Room

Please contact the office for access to the dataroom.

## Guide Price

£2,000,000

Subject to Contract

## VAT

VAT may be applicable at the prevailing rate.

## Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## Further Information

**VIEWINGS STRICTLY BY APPOINTMENT ONLY WITH THE AGENT.**

**FOR FURTHER INFORMATION PLEASE CONTACT:**



**Sanderson  
Weatherall**

**Sanderson Weatherall LLP**

The Chancery, 58 Spring Gardens  
Manchester, M2 1EW

**Adam Marshall**

0161 259 7027

[adam.marshall@sw.co.uk](mailto:adam.marshall@sw.co.uk)

**David Murray**

0161 259 7043

[david.murray@sw.co.uk](mailto:david.murray@sw.co.uk)

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