

TO LET CAR SALES PITCH / COMPOUND 0.866 ACRES (0.35 HECTARES)

dh DAVIES HARRISON
REAL ESTATE
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- Planning for a car sales pitch / compound
- Provision for 102 spaces
- Tarmacadam level site
- 3 miles from J19 M6 Motorway



CHESHIRE BUSINESS PARK, LOSTOCK TRIANGLE, LOSTOCK GRALAM,
NORTHWICH, CW9 7UA

LOCATION

The site is located within Cheshire Business Park on the edge of Northwich Town Centre in Cheshire, fronting Manchester Road (A556).

Access to the national motorway network is within 3 miles via Junction 19 of the M6 Motorway, and the site is 5 minutes from Lostock Gralam Train Station.

Liverpool, Cheshire and Manchester are all within a 30-minute drive via the M56 and M6 Motorways. Manchester International Airport is only a 15-minute drive away.

Adjacent occupiers within Cheshire Business Park include Celandine Court, Lostock Lodge, Costa Coffee Drive-Thru, Subway, Bernardo's, Co-op Food, Weaver's Whistle and Travelodge.

Nearby occupiers include Oakmere (Toyota / Mazda / Lotus / Volkswagen), Arnold Clark Northwich (Vauxhall / Kia) and Holdcroft Handpicked Northwich Used Cars.



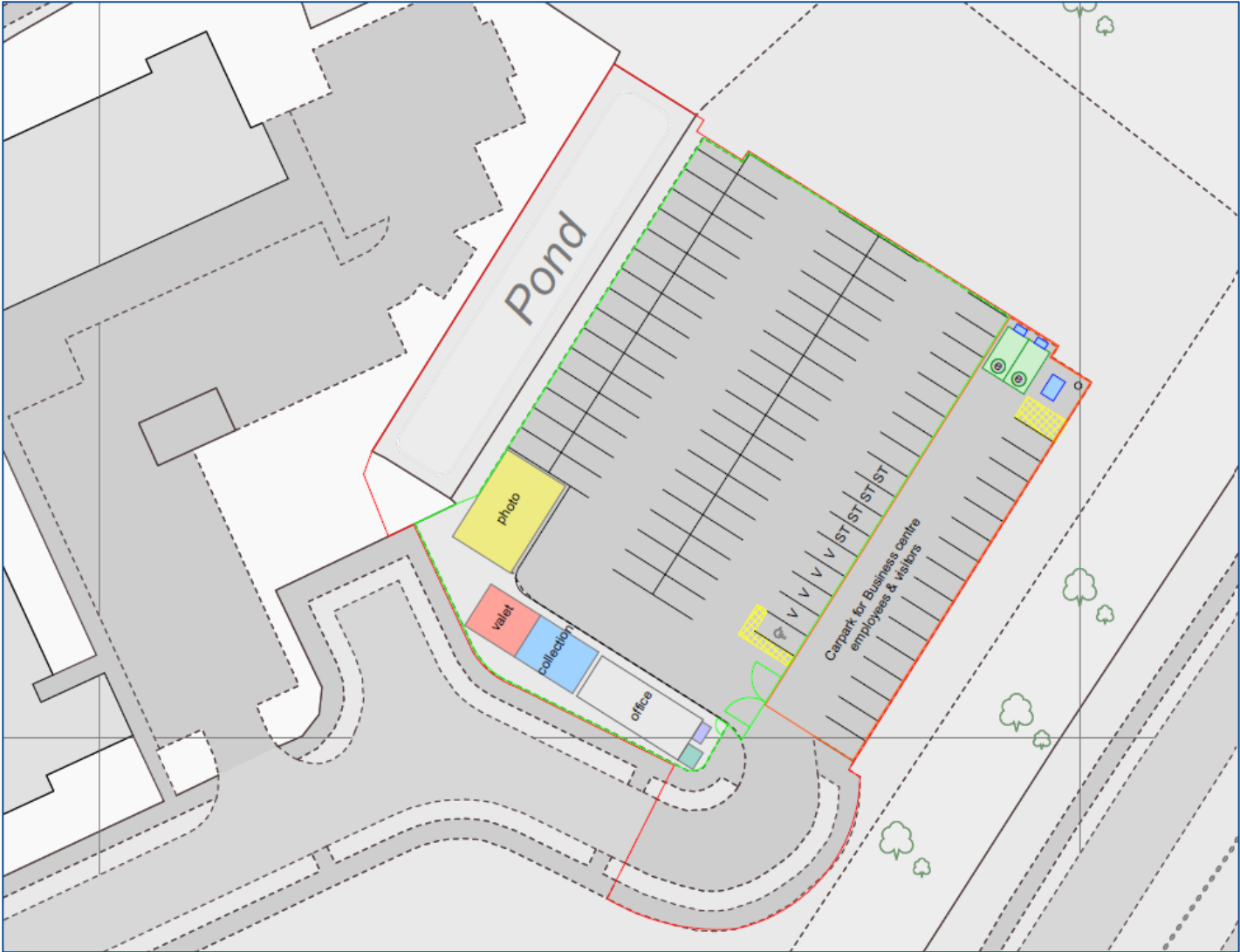
DISTANCES

Lostock Train Station	0.8 miles
J19 M6 Motorway	3 miles
J9 M56 Motorway	8 miles
Manchester Airport	17 miles
Manchester City Centre	25 miles

DESCRIPTION

The site comprises a tarmacadam level site of 0.866 acres (0.35 hectares). There is provision for 102 car parking spaces.

Planning permission has recently been granted for the erection of an office building (637 sq ft) and associated infrastructure.



FURTHER INFORMATION

Services

We understand three phase electricity, mains water and drainage are connected to the site. The services have not been tested.

Rateable Value

The tenant will be responsible for the payment of Business Rates during their occupation.

We advise interested parties to make their own enquiries of the Local Rating Department.

Planning

The site has recently been granted planning permission for a “Facility for Sale of Motor Vehicles”. Other uses may be acceptable, subject to obtaining the appropriate permission.

Interested parties should make their own enquiries of the Cheshire West & Chester Council Planning Department and satisfy themselves that their proposed use falls within the current defined use of the site.

Terms

The site is available to lease on full repairing and insuring terms to be agreed.

Rental

Upon application.

VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, we are required to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.

Further Information / Viewings

For further information, or to arrange a viewing, please contact:



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IMPORTANT NOTICE

Davies Harrison for themselves and/or the Vendors or Lessors of this property whose agents they are given notice that:

(1) The particulars do not constitute any part of an offer or contract. (2) All statements contained in the particulars as to the property are made without responsibility on the parts of Davies Harrison or Vendors or Lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness to each of them. (4). The Directors of Davies Harrison do have an interest in this site. Aerial image provided via Google Earth.