

HIGH QUALITY CAR SHOWROOM TO LET



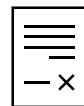
STOCKPORT ROAD, ALTRINCHAM WA15 8EX



THE PROPERTY



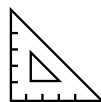
LOCATION: ALTRINCHAM



TENURE: LEASEHOLD



USE: CAR
SHOWROOM



SIZE: 15,505 SQ FT
1.0 ACRE



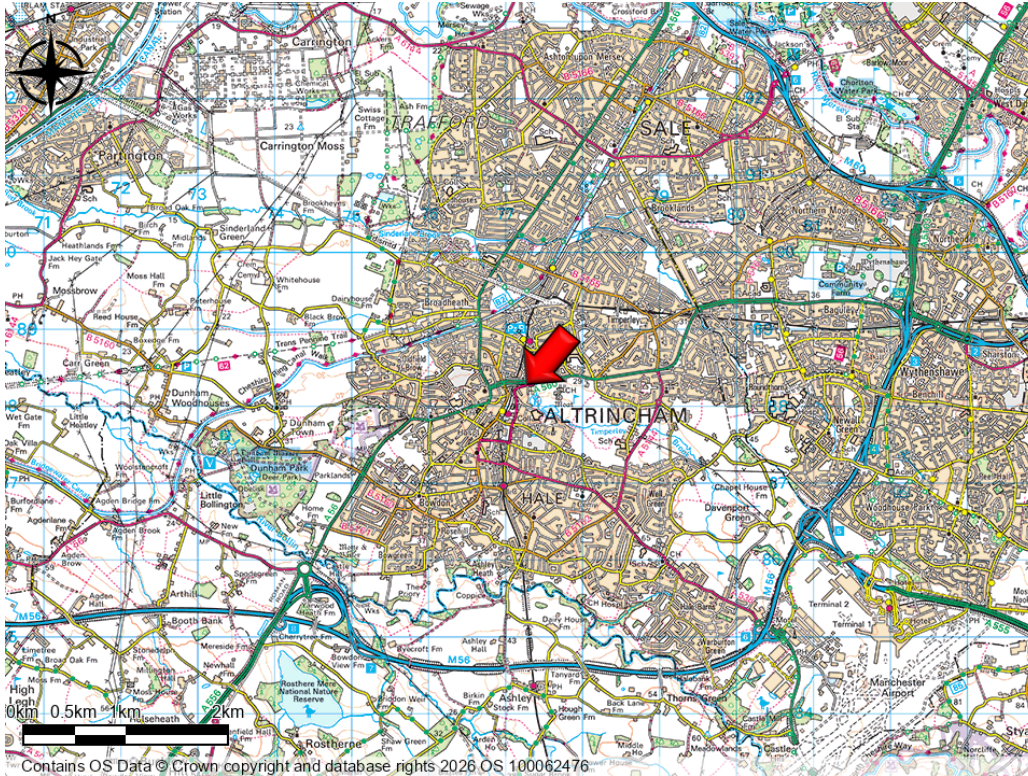
QUOTING: £225,000 PA

EXECUTIVE SUMMARY

- Modern vehicle dealership finished to an exceptionally high specification, most recently operating under the prestigious Corvette and Maserati franchises.
- Comprising approximately 15,505 sq ft of high-quality showroom, office, workshop and ancillary accommodation.
- Located in Altrincham, an affluent and highly desirable town within the Trafford Borough.
- Highly prominent roadside position on Stockport Road, one of South Manchester's principal commercial corridors.
- Exceptional frontage, complemented by existing Electric Vehicle charging infrastructure positioned prominently to the front of the site.
- Established automotive location with potential suitability for a variety of roadside, trade counter, leisure and alternative commercial uses, subject to any necessary planning consents.
- Available on a leasehold basis only. Offers invited in excess of £225,000 per annum, subject to contract, terms, covenant and exclusive of VAT.



LOCATION



9 miles

South of Manchester

45 miles

East of Sheffield

49 miles

West of Liverpool

Altrincham is an affluent and highly sought-after market town within the Metropolitan Borough of Trafford, Greater Manchester. The town benefits from a prosperous demographic profile and a strategic location within the Northwest, providing excellent connectivity to Manchester City Centre, Manchester Airport and the wider motorway network. Major commercial centres including Manchester, Liverpool and Sheffield are all within convenient reach.



The property occupies a highly prominent position fronting Stockport Road, one of South Manchester's principal commercial thoroughfares, benefiting from excellent access to both the M60 and M56 motorways, providing strong connectivity across the Northwest and beyond.

The immediate area is well established as both a commercial and residential destination, with a number of national occupiers in close proximity including Tesco, ESSO, Sainsbury's and Kwik Fit.

Altrincham has a long-established motor retail presence and is home to a range of franchised dealerships representing leading manufacturers including Volkswagen, Ford, Nissan, Citroën and Peugeot.



DESCRIPTION

The property comprises a modern, high-quality vehicle dealership finished to an excellent specification and most recently occupied by the prestigious Corvette and Maserati franchises.

The showroom is located to the front of the site with space to display in excess of six vehicles, incorporating extensive glazed elevations and strong visibility from Stockport Road.

To the rear, the property benefits from a substantial workshop incorporating capacity for approximately 14 vehicle ramps, together with a dedicated two-bay valeting facility, providing comprehensive aftersales and operational capability.

Externally, the site offers extensive forecourt and yard areas capable of accommodating approximately 85 vehicles. Fronting Stockport Road are six electric vehicle charging points with a charging capacity of up to 150kW.



FORMER ARNOLD CLARK ALTRINCHAM
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ACCOMMODATION

Floor	Area	Sq Ft	Sq M
Ground	Showroom	4,101	381.0
	Showroom Offices	349	32.4
	Workshop	7,821	726.6
	Parts	1,298	120.6
	Valet	992	92.1
	Plant	81	7.6
	Ancillary	288	26.8
	Workshop Ancillary	575	53.4
Total		15,505	1,440.5

SITE AREA

The site extends to 1.0 acre (0.40 hectare) which represents a low site coverage of approximately 35%. The property has capacity for the display and storage of approximately 85 vehicles.

Further Information

VAT

Quoting figures are exclusive of VAT

Legal Cost

Each party to be responsible for their own legal fees included in the transaction

Rateable Value

£123,000

EPC

Available on Request

Viewing

Strictly by appointment with the sole agents, Knight Frank

Quoting

£225,000 per annum



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