

for sale

Freehold Roadside Motor Trade Premises

464.5 m² (5,000 ft²) on 1/3 Acre Site



70-80 Liverpool Road
Cadishead
Manchester
M44 5AF

- Fantastic A57 Main Road Location
- 2 In & Out Vehicular Access Points
- Development Potential
- Low Site Coverage
- Plentiful On-Site Car Parking

MORGANWILLIAMS.com

01925 414909

Location

The property occupies a prominent position on Liverpool Road, Cadishead, on the corner of Penry Avenue.

It is ideally situated along the busy main A57 Liverpool Road, close to a major traffic light junction, within this popular commercial area.

Brinell Drive is opposite the property and this leads to a major industrial park.

Description

We are delighted to offer for sale a rare freehold roadside property, that has been in motor trade use for many years.

The property comprises a large showroom and workshop unit, that is well set back from the road, within an substantial plot that extends to 0.33 Acre.

The property occupies a prominent corner plot, with 83m frontage on to the A57 Liverpool Road and 2 direct vehicular access points.

Internally the accommodation provides varying sized workspaces, showroom with trade counter, offices, stores and wc and kitchen facilities.

Externally there is extensive parking and outside storage to the front and right hand side of the unit. The entire site is fenced and the accesses have drop barriers.

The property is ideal for owner occupation or for investment, with the clear and obvious development potential, in this busy main road location.

Accommodation

Approx. Gross Internal Area

Unit	464.5 m ²	5,000 ft ²
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Total Approx. Site Area: 0.33 Acre.

Services

Mains electricity, water and drainage are connected.

Tenure

Freehold.

Asking Price

Offers over £550,000.

Rent Option

A letting of the whole may be considered, subject to status.

VAT

We are advised that VAT is not applicable.

Anti-Money Laundering Regulations

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.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates rbates@morganwilliams.com
For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC - Available on Request

E&OE

- Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
- All rentals and prices are quoted exclusive and may be subject to VAT.