

for sale

Freehold Roadside Motor Trade Premises

464.5 m² (5,000 ft²) on 1/3 Acre Site

UNDER OFFER



BEST & FINAL OFFERS BY 12 NOON ON 31 JANUARY 2024

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

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.

TERMS OF DISPOSAL

70-80 LIVERPOOL ROAD
CADISHEAD
M44 5AF

Thank you for registering your interest in the above property.

Due to the high level of interest, we are now inviting all interested parties to submit their best and final offers for the property by **12 Noon on Wednesday 31 January 2024**.

Please note our client is seeking offers in excess of £550,000 (We are advised that VAT is not applicable to the sale price). **Please also note we are currently in receipt of an offer in the sum of £625,000, therefore, we advise that offers should be made in excess of this in order to have a chance of being successful.**

Your offer should be submitted in writing (email is acceptable: rbates@morganwilliams.com and hquarmby@morganwilliams.com), to this office and marked **70-80 Liverpool Road, Cadishead - Tender**, to include the following:-

1. Your offer.
2. Any conditions attached to your offer.
3. Proposed use of the property together with any supporting information.
4. Identity of purchaser:
 - a) the name of the individual or individuals who will be purchasing the property together with their postal address, or
 - b) the name of the company, registered address and names of the directors who will be purchasing the property.
5. Proof of funding which can be in the form of a bank statement, or letter from your Bank confirming sufficient cash funds are in place. Alternatively, information confirming a mortgage offer which again will prove that sufficient funds are available to you.
6. Your solicitors contact details.
7. Estimated timescales for exchange and completion.

The selected purchaser will be required to verify their identity in order to comply with new money laundering regulations and legislation that came into force 26th June 2017. The identity verification requires a form of photographic ID together with another form of ID to verify proof of residence. Further details as to which documents are acceptable will be provided to the selected purchaser.

Please note that this is an informal tender and my client is not obliged to accept the highest or any offer that is received.

E&OE

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