

to let

Car Sales Pitch with Office & Workshop
(Suitable for Other Uses)

Approx. 0.27 Acre (1,100 m²)



100 Southworth Road
Newton-le-Willows
WA12 0BU

- Established Car Sales
- Approx. 70 Display Spaces
- Ready for Immediate Trade
- Lease Available from Late Summer 2024
- Workshop & Office Included

MORGANWILLIAMS.com

01925 414909

Location

The property is located on Southworth Road on the cusp of both Newton-le-Willows town centre and nearby Golborne.

The site is immediately adjacent to the M6 Motorway carriageway and within 1 mile of the A580 East Lancashire Road.

Warrington town centre lies approximately 5 miles to the south.

Description

Morgan Williams are delighted to have been appointed as sole letting agents for this exciting business opportunity.

The property is currently owned and occupied by Vista Car Sales and is only available due to retirement.

It would be perfect to continue as car sales or it could be suitable for similar or alternative businesses.

The property is ready for immediate trade from August/September 2024. It includes an office and workshop and CCTV, together with perimeter fencing and gates, as well as existing furniture, notable items listed below.

Full camera CCTV and alarm system.
Office furniture.
Portable heating and air conditioning units.
Signage boards.
Cleaning and valeting equipment.
Workshop shelving and benches.

The property is available on a new long term Lease direct from the Landlord and a one off premium is required to secure this valuable business opportunity.

The site is evenly surfaced throughout and double gated at the front for ease and access and security purposes. The workshop is a profile clad structure with loading door and the office is portacabin style.

Site Area

0.27 Acre (1,100 M²).

Rates

Front of 100 Southworth Road
Rateable Value: £13,500.

Rear of 100 Southworth Road
Rateable Value: £3,400.

The above rateable values will be combined for the new occupier.

Lease Terms & Rental

Available by way of a new tenants full repairing and insuring lease for a minimum of 3 years in the sum of £35,000 per annum.

Premium

A one off premium of £20,000 is payable for the current fit-out and equipment.

VAT

We are advised that VAT is not currently applicable to the property.

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

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



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