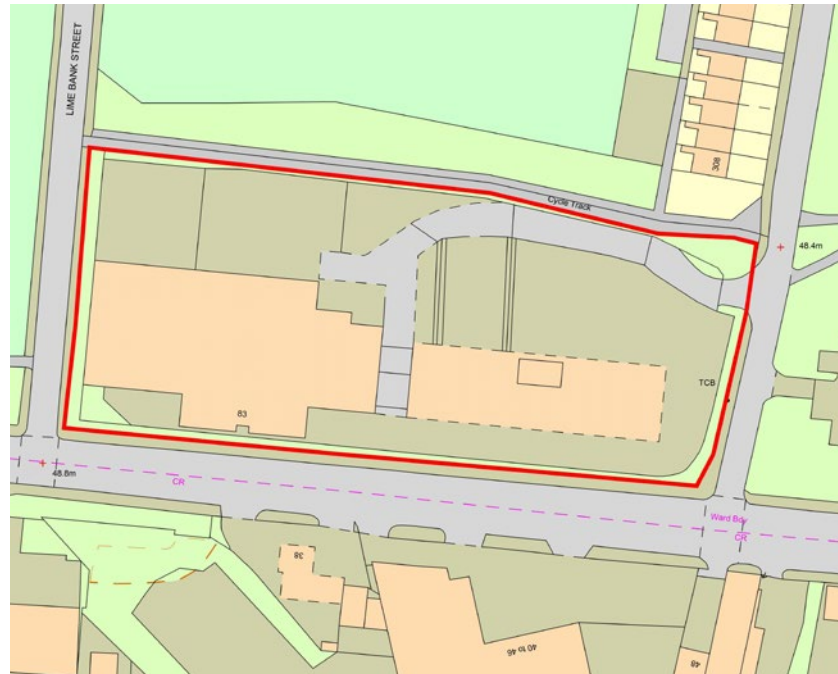


# TO LET CAR DEALERSHIP

24,384 sq ft (2,265.3 m<sup>2</sup>) on 2.49 acres (1.0 hectare)

83 Ashton Old Road, Manchester M12 6BL





# HIGHLIGHTS

- Prominent purpose-built car dealership with workshops
- Well situated on the eastern edge of Manchester city centre
- Immediately available
- Flexible accommodation with potential for alternative uses (subject to consents)
- 24,384 sq ft (2,265.3 m<sup>2</sup>) on a regular shaped site of 2.49 acres (1.0 hectare)

# LOCATION

Located on the eastern edge of the city just off the A655 Mancunian Way inner ring road. The site is highly accessible and prominently positioned on the A625 Ashton Old Road, one of the main arterial routes into and out of Manchester.

# DESCRIPTION

Car showroom, workshop and body shop owned and previously operated by LSH Mercedes-Benz.

The property comprises a 13 car showroom with separate customer reception, a 9 bay workshop, ancillary workshop and former body shop together with ancillary parts storage and offices.

Externally, landscaped parking areas comprise 153 display spaces partly covered together with 18 customer and 35 storage spaces to the side and rear.

# PLANNING

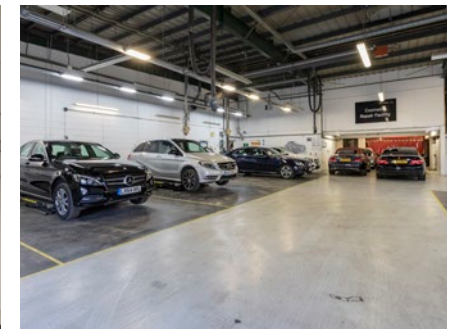
The property has planning permission for its existing car dealership use but also has potential for alternative uses subject to obtaining the appropriate consents. Manchester City Council is the local planning authority.

# RATING ASSESSMENT

Description..... Car Showroom & Premises  
 Rateable Value.....£250,000  
 The Business Rates Multiplier for 2019/20 is 50.4p

# FLOOR AREAS

Floor Areas:	m <sup>2</sup>	sq ft
Reception	112.07	1,206
Showroom & Offices	426.58	4,592
Workshop 1	359.03	3,865
Workshop Offices	75.97	818
Workshop 2	241.49	2,599
Parts & Ancillary	171.05	1,841
Former Body Shop	608.42	6,549
Valet	82.8	891
First Floor Offices	59.39	639
First Floor Ancillary	85.89	925
External Sales Office	42.64	459
<b>TOTAL</b>	<b>2,265.33</b>	<b>24,384</b>





## DETAILS

### SERVICES:

We understand all mains services are available to the property although we have not tested such.

### EPC:

The property has an EPC Rating of D

### TERMS:

The property is offered on the basis of a new lease of the whole on standard commercial terms. Rent on application

### VAT:

The property is VAT registered.

### COSTS:

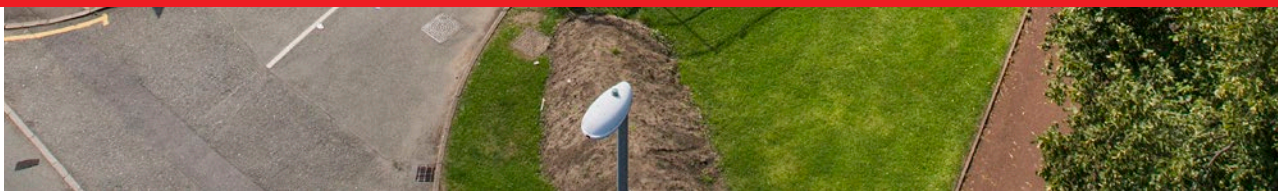
Each party to bear its own costs in respect of the transaction.

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