

TO LET

46,137 sq ft on
approximately 3.8 acres

Ashton New Road
Manchester
M11 3RR

- Standalone former car dealership
- Secure parking and yard areas
- 46,137 sq ft on approximately 3.8 acres
- Prominent location next to the Etihad Stadium
- Available on a flexible lease

L A T I T U D E
REAL ESTATE





Location

Located 1.5 miles to the east of Manchester City Centre, next to the Etihad Stadium, with a prominent frontage on to Ashton New Road (A662) and a return frontage along Rowsley Street.

Junction 23 of the M60 Motorway, which effectively serves as a ring-road surrounding Greater Manchester is located 4.5 miles to the east, whilst the M602 providing access to the west and the M6 is 4.0 miles to the west.

Manchester Piccadilly Railway Station is located 1.4 miles to the west of the property. The Citylink Tram service provides a service into Manchester City Centre and to Ashton-Under-Lyne and Rochdale.



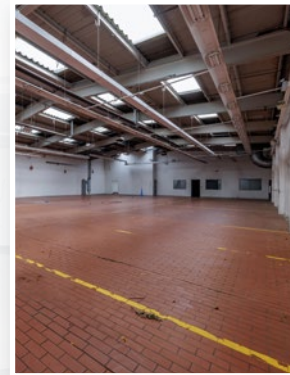


Description

A purpose-built car dealership, primarily arranged in four sections; main showroom, workshop, body shop and parts/valet together with secure parking areas on all four sides.

The buildings have heating and lighting. The workshop and body shop have full height loadings doors and the showroom is accessed via glazed sliding doors. The workshop and body shop have a minimum eaves height of 5.0m and the majority of the showroom has ceiling height of 4.95m.

Vehicular access is directly off Ashton New Road and via two entrances on Rowsley Street.



Tenure

New flexible lease

Current Rating Assessment

Car showroom and premises

RV £495,000

Rates Payable £253,440 (to be re-assessed 2023)

EPC Rating

D 77

Accommodation

Ground Floor	Sq M	Sq Ft
Showroom 1 (Full Height)	764.13	8,225.1
Showroom 1 (Under First Floor)	335.94	3,616.1
Smart Showroom 2 (Full Height)	130.77	1,407.6
Smart Showroom 2 (Under First Floor)	29.27	1,391.5
Workshop Ancillary	42.84	461.1
Workshop & Bodyshop	1,541.31	16,590.7
Tyre Bay	48.71	524.3
Diagnostic Bay	77.31	832.2
WCS	20.24	217.9
Parts Sales	101.93	1,097.2
Parts	201.67	2,170.8
Cosmetic Repair	146.97	1,582.0
Wet Valet	99.48	1,070.8
	3,640.57	39,187.1

First Floor

Offices	135.87	1,462.5
WCs & Canteen	139.25	1,498.9
Parts Mezzanine	321.87	3,464.6
Tyre Bay Mezzanine	48.71	524.3
	645.70	6,950.3
	4,286.27	46,137

Parking Spaces

325

Terms

On application

VAT

Value Added Tax will be payable



Visit our website:
www.latitudere.co.uk

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to arrange a viewing
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