

# TO LET CAR SALES PITCH / COMPOUND SUITABLE FOR CAR SALES 0.866 ACRES (0.35 HECTARES)

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- Planning permission for a car sales pitch / compound
- 102 spaces
- Tarmacadam level site and secure
- 3 miles from J19 M6 Motorway



CHESHIRE BUSINESS PARK, LOSTOCK TRIANGLE, LOSTOCK GRALAM,  
NORTHWICH, CHESHIRE, CW9 7UA

# LOCATION

The site is located within Cheshire Business Park on the edge of Northwich Town Centre in Cheshire.

The site is accessed from Cheshire Avenue, off the A559 Manchester Road and has visibility from the A556.

Access to the national motorway network is within 3 miles via Junction 19 of the M6 Motorway.

Liverpool, Cheshire and Manchester are all within a 30-minute drive via the M56 and M6 Motorways.

Manchester International Airport is only a 15-minute drive away.

The site is 5 minutes from Lostock Gralam Train Station. The station offers frequent direct services to Chester (40 mins) and Manchester Piccadilly (53 mins)

Adjacent occupiers within Cheshire Business Park include Celandine Court, Lostock Lodge, Costa Coffee Drive-Thru, Subway, Bernardo's, Co-op Food, Weaver's Whistle and Travelodge.

Nearby occupiers include:

- Oakmere (Toyota, Mazda, Lotus, Morgan),
- Arnold Clark Northwich (Vauxhall, Kia) and
- Omoda and Jacoo Northwich.



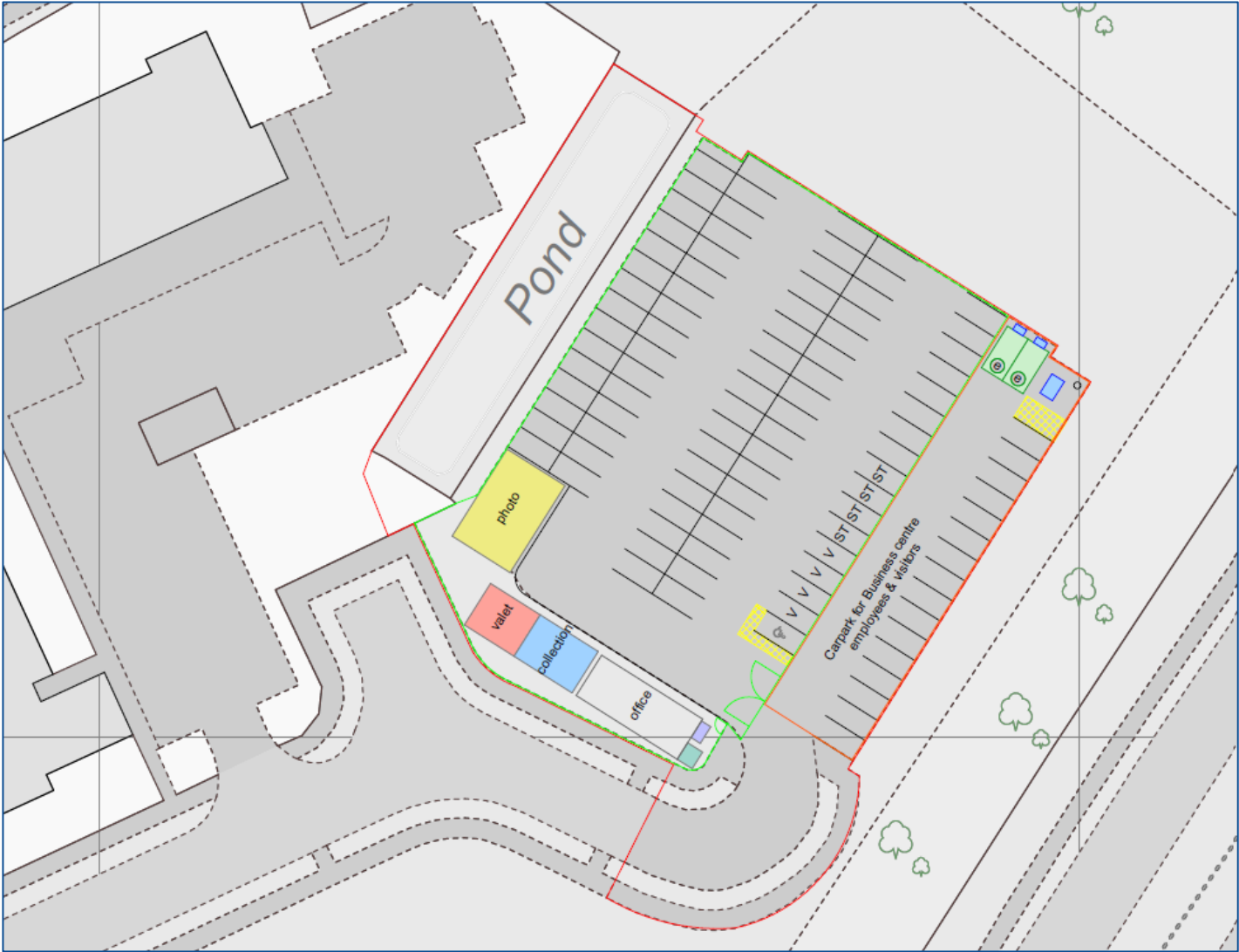
## DISTANCES

Lostock Train Station	0.8 miles
J19 M6 Motorway	3 miles
J9 M56 Motorway	8 miles
Manchester International Airport	17 miles
Manchester City Centre	25 miles

# DESCRIPTION

The site comprises a tarmacadam level site of 0.866 acres (0.35 hectares). There is provision for 102 car parking spaces.

Planning permission has recently been granted for the erection of an office building (637 sq ft) and associated infrastructure.



# FURTHER INFORMATION

## Services

We understand three phase electricity, mains water and drainage are connected to the site. The services have not been tested.

## Rateable Value

The site has not been assessed for Business Rates.

The Tenant will be responsible for the payment of Business Rates during their occupation.

We advise interested parties to make their own enquiries of the Local Rating Department.

## Planning

The site has recently been granted planning permission for a “Facility for Sale of Motor Vehicles” (Ref: 23/01630/FUL – [view application](#)).

Other uses may be acceptable, subject to obtaining the appropriate permission.

Interested parties should make their own enquiries of the Cheshire West & Chester Council Planning Department and satisfy themselves that their proposed use falls within the current defined use of the site.

## Terms

The site is available to lease on full repairing and insuring terms to be agreed.

## Rental

Upon application.

## VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, we are required to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.

## Further Information / Viewings

For further information, or to arrange a viewing, please contact the joint marketing agents:



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