

Incentives available!

TO LET (MAY SELL) CAR SALES PITCH / COMPOUND 0.87-2.97 ACRES (0.35-1.2 HECTARES)

dh DAVIES HARRISON
REAL ESTATE
0161 236 9999
www.daviesharrison.com

HL HINDLEY LAWRENCE
020 4568 1402
hindleylawrence.co.uk

- 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 Jaecoo Northwich.



Lostock Train Station
0.8 miles



J19
M6 Motorway
3 miles



J9
M56 Motorway
8 miles



Manchester International Airport
17 miles

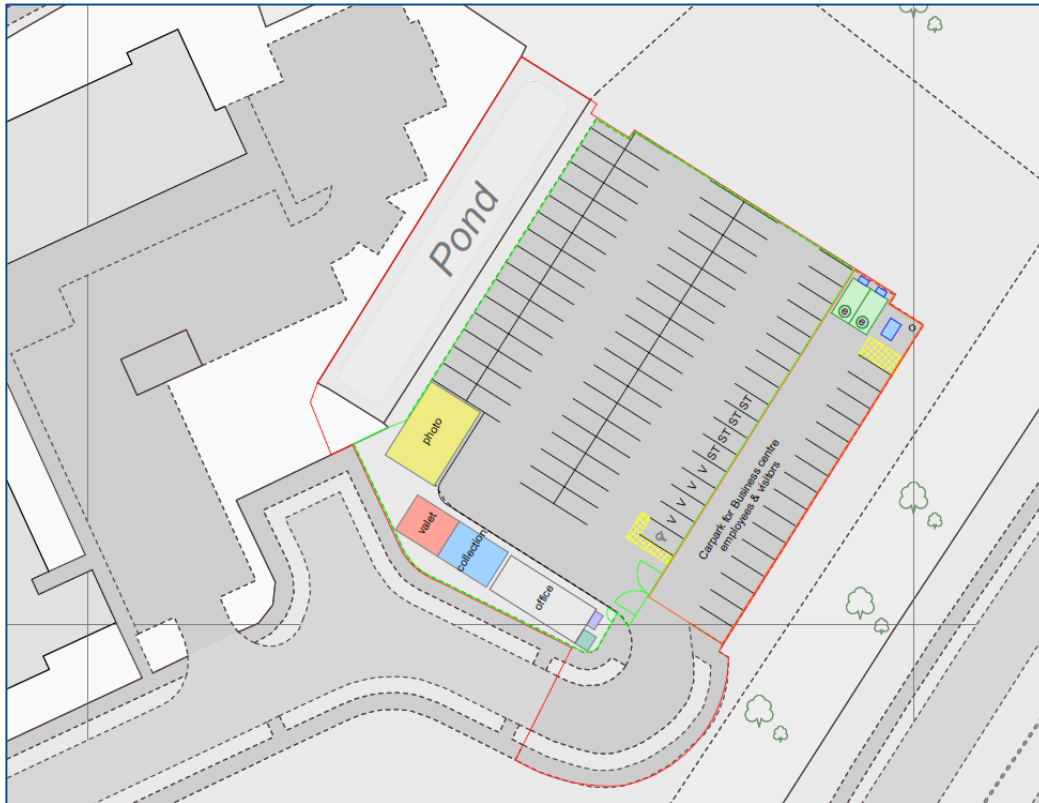


Manchester City Centre
25 miles

DESCRIPTION

The site comprises a tarmacadam level site of 0.87 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.



An additional 2.1 acres (edged blue as above) may be available providing a total of 2.97 acres.

	Acres	Hectares
Car Sales Pitch / Compound (edged red)	0.87	0.35
Additional Site (edged blue)	2.1	0.86
Total	2.97	1.21

The site maybe suitable for alternative uses for example drive-through opportunity, open storage, self-storage, etc.

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 edged red 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 sites are available to lease on full repairing and insuring terms to be agreed. Alternatively a sale of the site may be considered.

Rental / Price

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:



RICK DAVIES
07831 658804
rick@daviesharrison.com

JOHN HARRISON
07767 648094
john@daviesharrison.com



TONY HINDLEY
07793 500352
tony@hindleylawrence.co.uk

LUCY WALTON
07713 851080
lucy@hindleylawrence.co.uk

IMPORTANT NOTICE

Davies Harrison and Hindley Lawrence for themselves and/or the Vendors or Lessors of this property whose agents they are given notice that:

(1) The particulars do not constitute any part of an offer or contract. (2) All statements contained in the particulars as to the property are made without responsibility on the parts of Davies Harrison, Hindley Lawrence or Vendors or Lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness to each of them. (4) The Directors of Davies Harrison do have an interest in this site. Aerial image provided via Google Earth.