LEASEHOLD

Two Serviced Car Sales Pitches

To Let – Short Term

HINDLEY LAWRENCE



- Prominent main road location
- Up to 1,584 sq. ft available
- Available on flexible licences
- Established motor dealership & retail location

BOC Used Car Showroom, Manchester Road, Bolton, BL3 2SA

020 4 568 1402 info@hindleylawrence.co.uk www.hindleylawrence.co.uk

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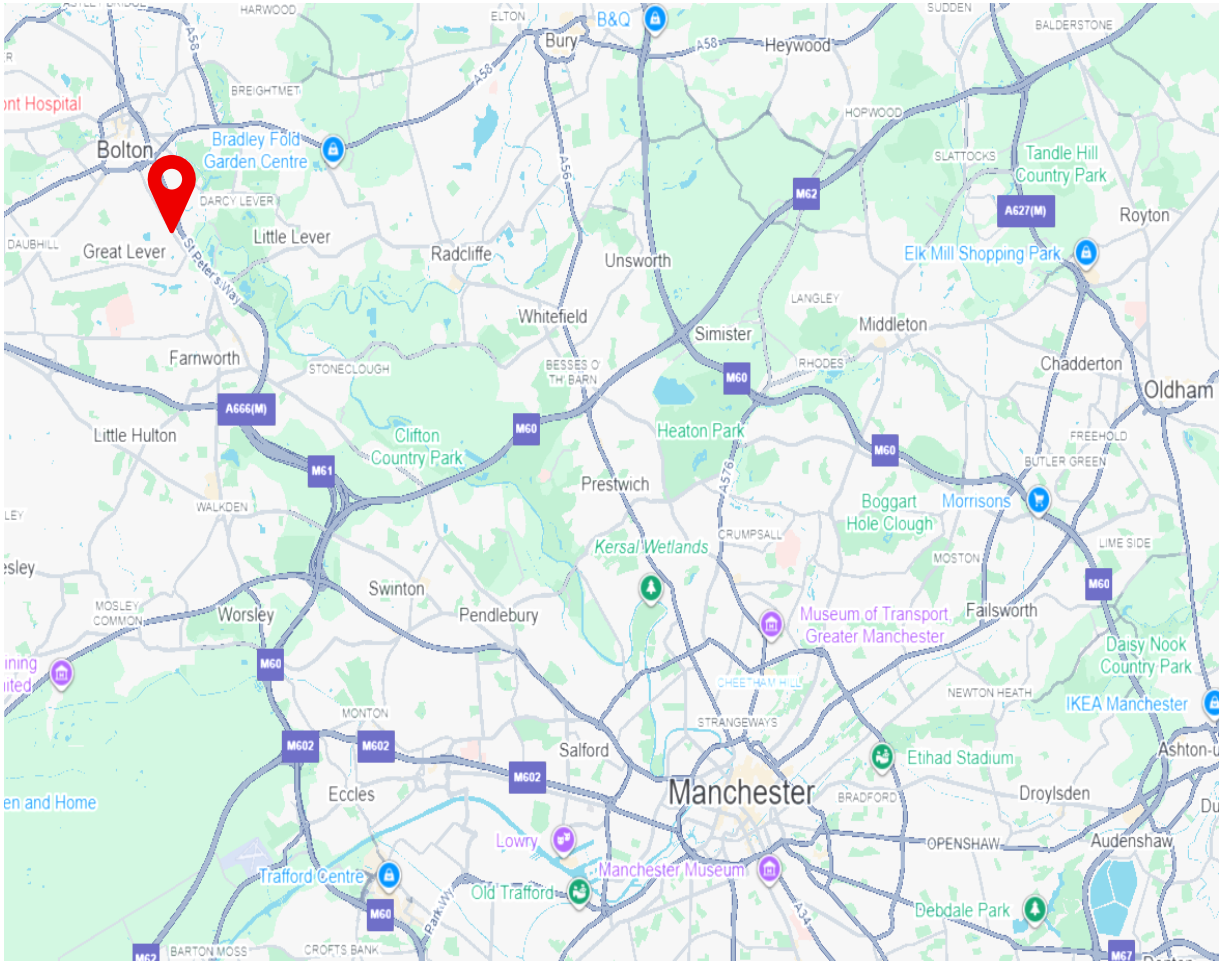
Location

The property is located in Bolton, a large and well-connected town within Greater Manchester, approximately 10 miles northwest of Manchester City Centre and 35 miles North East of Liverpool City Centre. The property is positioned on Manchester Road (A575), a key arterial route linking the town centre to the wider regional road network, within a predominantly commercial area.

The site is well-connected and benefits from excellent transport links, with it being situated directly off the A666 which provides linkage to the M61 motorway connecting the site to Manchester, Preston and beyond. Bolton train station is just under a mile away from the site offering regular services into Manchester and across the North West.

The immediate area comprises other car dealerships as well as trade counter and retail premises, creating a mixed commercial environment. The site enjoys a prominent roadside position with high visibility. Local occupiers include car retailers - Williams BMW, Porsche, Dacia, Vauxhall and retailers Aldi, McDonald's and Safestore Self Storage.

Location	Distance	
A666	0.1 miles	1 min
M61 Junction 3	4 miles	7 mins
M60 Junction 15	6 miles	10 – 12 mins
Manchester Airport	18 miles	30 mins
Bolton Railway Station	1 mile	3 mins
Manchester City Centre	10 miles	25 mins
Liverpool City Centre	35 miles	45 mins



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Description

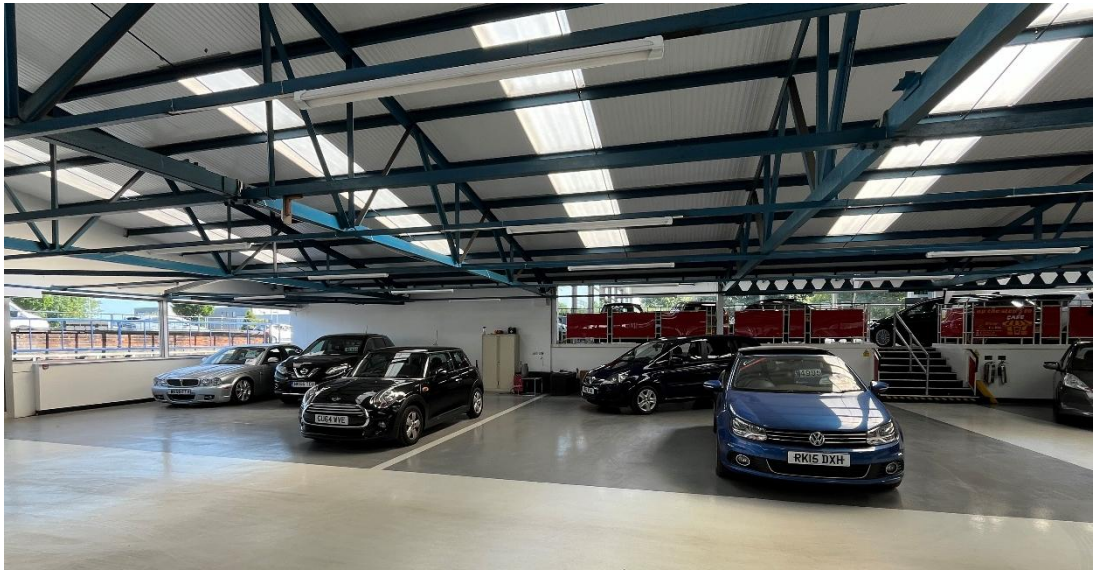
The property comprises a prominently positioned used car showroom fronting busy Manchester Road (A575), a key arterial route into Bolton Town Centre. The premises is single storey and of steel portal frame construction with glazed elevations providing excellent roadside visibility along with a recently refurbished roof.

Internally, the showroom is split over two levels, with the two available pitches being located on the lower level. The pitches are serviced and each capable of accommodating 6 vehicles. The showroom benefits from a glossy resin covered concrete flooring and a steel portal frame pitched roof with translucent rooflights and suspended fluorescent strip lighting. The lower level has a clear eaves height of 2.6 metres, with the upper level eaves height rising to 4.0 metres.

The upper level consists of a café along with office accommodation and WCs which are available for both staff and customers.

To the front and rear of the site is dedicated staff and customer parking. Along the side of the property is a number of display spaces. The site also benefits from security measures inclusive in the licence fee, including a monitored alarm system and CCTV surveillance.

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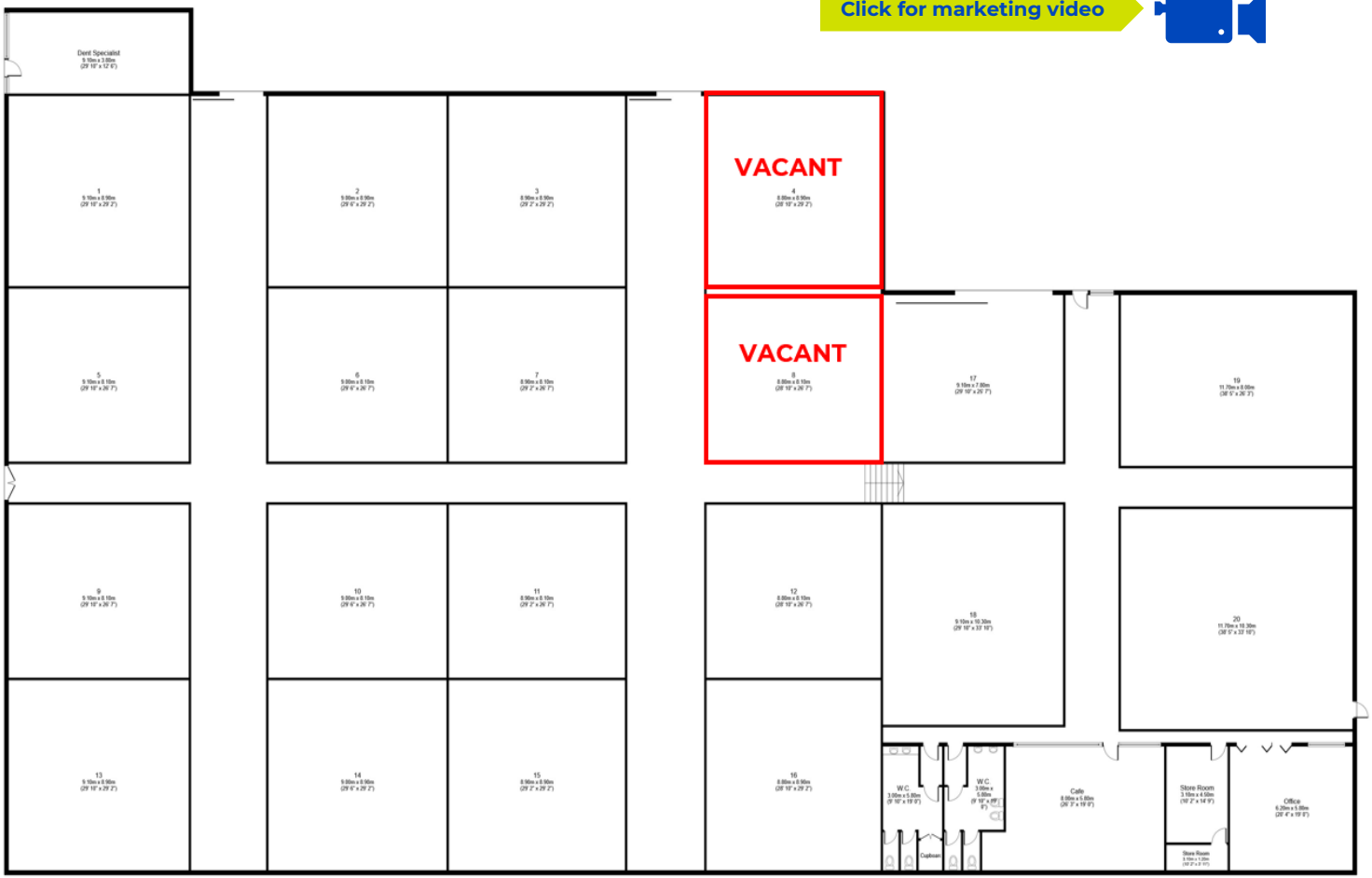
Accommodation

	Sq. Ft	Sq. M	Status
Suites 1 - 3	2,377	220.83	LET
Suite 4	**787**	**73.11**	**Vacant**
Suites 5 - 7	2,417	224.55	LET
Suite 8	**797**	**74.04**	**Vacant**
Suites 9 - 20	10,465	972.23	LET
Subtotal	16,843	147.15	
Cafe	500	46.45	
WCs	346	32.14	
Boiler house	364	33.82	
Office and Storeroom	588	54.63	
Net Total	18,641	1,732	
Gross Total	**24,400**	**2,267**	

Parking

External Parking	53

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Floor Plan

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Planning

The site has planning consent for motor dealership use. Interested parties should verify the suitability of their proposed uses with Bolton Planning Department.

Site Area

C. 1.27 acres.

Tenure

Short term Licence is available.

Terms

The property is available on a new licence, with a licence fee of £650 plus VAT for both pitches.

Services (electric, water, cleaning, security) and rates are included in the licence fee.

Rates

Included in the licence fee.

Data Room

Click here to access the data room – Bolton BOC Data Room

Viewing Arrangements

Viewing arrangements are strictly via Hindley Lawrence, please contact:

EPC

A copy of the EPC is available upon request.

Opening Hours

24-hour access

Mon – Fri 9:00-17:00
Sat 10:00-16:00
Sun 11:00-16:00

VAT

All figures quoted are exclusive of Value Added Tax, which will be charged at the prevailing rate.



Tony Hindley

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