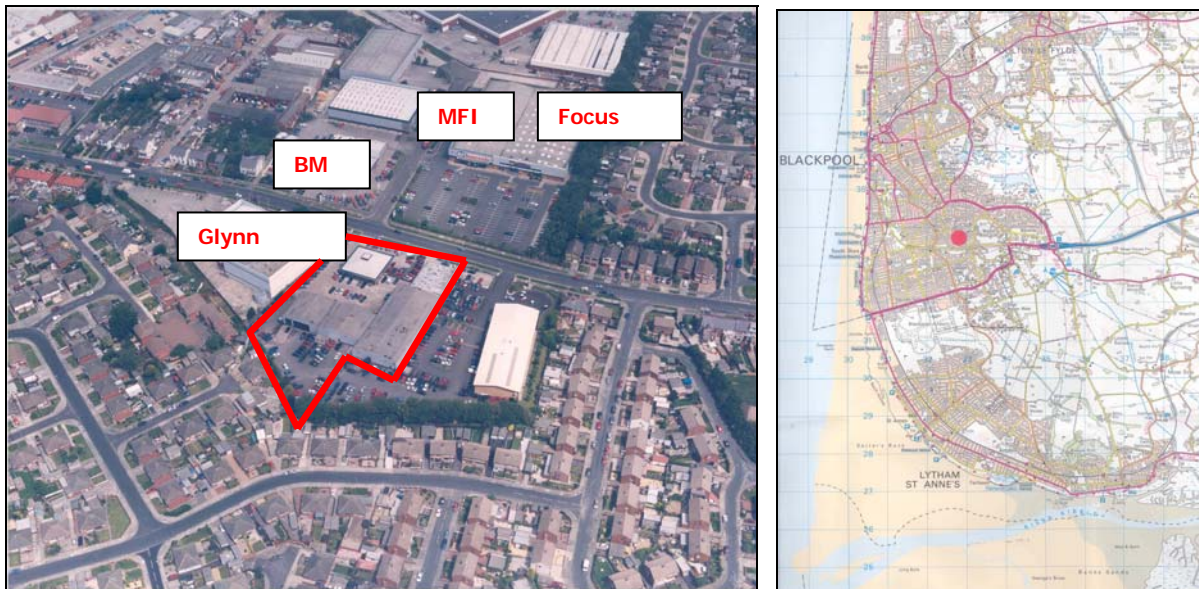


## FOR SALE

(Due to consolidation of existing business on site)

# Vicarage Lane, Blackpool, Lancashire, FY4 4XL



### Location

- The premises are located on the busy Vicarage Lane, 1 mile to the south east of the town centre which links to the A5230 Progress Way to the south and the A5073 Waterloo Road to the north. The A5230 Progress Way in turn gives access to Junction 4 of the M55.
- The property is situated in a mixed use area with Glynn Webb adjoining, MFI, Focus DIY, and Derek Woodman BMW/Mini opposite and nearby Ford, Kwik Save, Iceland, Carpetworld, Asda and Allied Carpets.

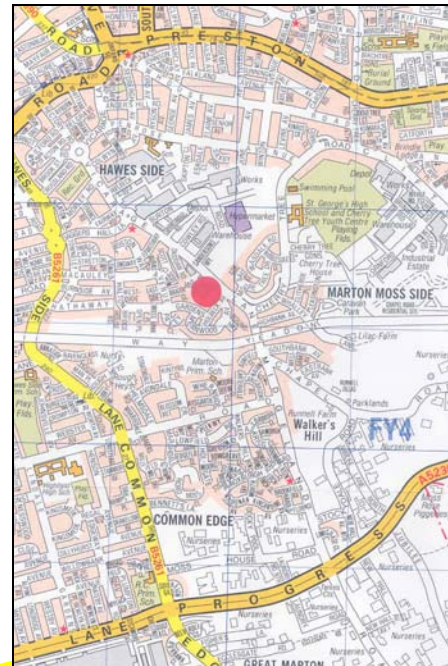
### Description

- The property comprises an older former car dealership including workshop and fast fit bays together with a more modern freestanding showroom building. The existing site operations are to be consolidated in the retained land to the east including the modern dealership premises.
- The property offers potential alternative uses such as retail, Health & Fitness, trade park and residential, subject to obtaining the necessary planning consent.

**Accommodation**

- The property comprises the following approximate gross internal area:-

<b>Description</b>	<b>Sq Ft</b>	<b>Sq M</b>
Used Car Showroom	2353	218.6
Parts/Offices	869	80.73
Parts Store and Workshop	6406	595.2
Mezzanine Parts	2530	235
First Floor Offices	2241	208.2
<b>Total</b>	<b>14399</b>	<b>1337.7</b>
Rear Workshop:		
Ground Floor	12991	1206.9
Mezzanine	705	65.5
<b>Total</b>	<b>13696</b>	<b>1272.4</b>
<b>Modern Showroom</b>	<b>3443</b>	<b>319.9</b>
<b>Total</b>	<b>31538</b>	<b>2929.9</b>
<b>Car Parking</b>		
Used Cars	60	
General/Parking Storage	75	
<b>Site Area</b>	1.7 acres	0.69 hectares



**Terms**

- Vacant Possession is not available immediately, but will by arrangement as the existing business is relocated. Offers Invited. The property is VAT registered.

**Viewing**

- The premises can be adequately viewed from the adjoining public highway, but if an internal inspection is required, please contact ourselves to make an appointment. On no account are approaches to be made to staff on site.

**Mark Sturman**  
**Strutt & Parker**  
 Tel: 020 7318 5097  
 Fax: 020 7493 7031  
 EM: msturman@struttandparker.com

**Bill Bexson**  
**Automotive Property Consultancy**  
 Tel: 08702 257525  
 EM: [bbexson@automotive-property.com](mailto:bbexson@automotive-property.com)



**Subject To Contract – October 2005**