



Photograph taken March 2007

**Caledonia Fiat, Unit 4, Amy Johnson Way,
Blackpool, FY4 2RP**

TO LET

CAR DEALERSHIP PREMISES

Location

- Blackpool is one of England's foremost holiday resorts and conference centres, having a resident population in excess of 145,000 which substantially increases during the summer months. The town is situated on the North West coast 250 miles from London, 58 miles North West of Manchester, and 17 miles west of Preston. The town is served by the M55 motorway with junction 4 being situated approximately 4 miles to the east connecting with junction 32 of the M6 motorway.
- The property is located on the Blackpool Business Park on Amy Johnson Way, off the A5230 which gives direct access to junction 4 M55, and adjacent to Blackpool Airport.
- Positioned within a cluster of other dealerships (Citroen, Renault and Nissan) together with being located close to Morrisons supermarket and the Blackpool retail Park where retailers include; Comet, Currys, Dunelm, Halfords, Maplin, PC World, Pets at Home, Poundstretcher, Staples, and McDonalds.

Description

- The property is a modern purpose built steel portal frame car dealership constructed approximately 6 years ago comprising a modern showroom with a workshop behind with good road frontage. The property has extensive used car display with plentiful car parking and vehicle storage compound to the rear.

Rateable Value

- £56,000

Terms

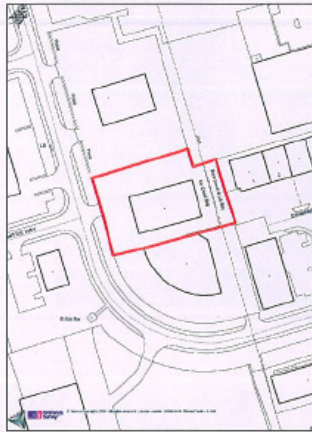
- The term is for 25 years from 4th May 2001. The passing rent is £74,260 per annum effective from May 2006.

Accommodation

The property comprises the following approximate gross internal areas:-

Description	Sq Ft	Sq Meters
Showroom	4555.3	423.2
Parts	373.5	34.7
Kitchen	143.2	13.3
Workshop Office	269.1	25
Workshop	2400.4	223
Car Parking		
Front Display Spaces	9	
Side Display Spaces	33	
Customer	7	
Rear Parking	24	
Site Area	0.29 Hectares	0.73 Acres

Subject To Contract - 17th January 2008



For further details call: 08702 257525

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