

# TO LET/FOR SALE PROMINENT ROADSIDE PREMISES

**17,821 sq ft** (1,655.57 sq m)

COUNTLESS WAY, CHESTER CH1 4DU

TO LIVERPOOL  
ROAD A41 & M56



A5480 COUNTLESS WAY

TO CHESTER  
CITY CENTRE



A540 PARKGATE ROAD





Photo taken February 2016

## Description

The property comprises a 17,821sq ft (1,655sq m) car dealership on a 1.75 acre (0.7 hectare) site built circa 1995 with fully glazed showroom, brick and clad workshop, and first floor offices, parts and staff facilities. The property occupies a prominent position being on a major road junction North of Chester city centre.

## Planning

We believe that the premises have the appropriate planning consent for the existing use but prospective tenants should make their own enquires.

## Terms

On application.

## Rateable Value

£146,000 effective 1st April 2010.

## Energy Performance

Rating D – 84.

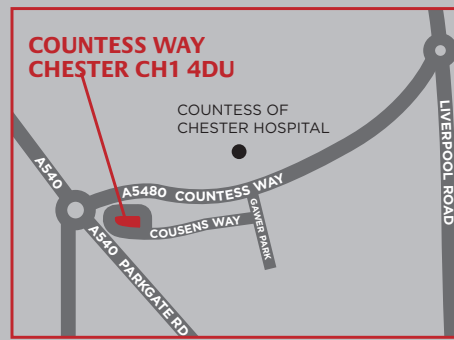
## Accommodation

The property comprises the following approximate gross internal areas.

	sq ft	sq m
<b>Ground floor</b>		
Showroom	3,735	347.00
Reception & Offices	616	57.20
Parts & Workshop	8,770	814.80
Prep Bay	1,529	142.00
<b>First Floor</b>		
Offices & Ancillary	2,256	209.55
Mezzanine	915	85.02
<b>TOTAL GIA</b>	<b>17,821</b>	<b>1,655.57</b>
<b>Parking</b>		
Display		35 spaces
General		32 spaces
Compound		40 spaces
<b>TOTAL</b>		<b>107 spaces</b>
Site Area (acres)		1.75



Photo taken February 2016

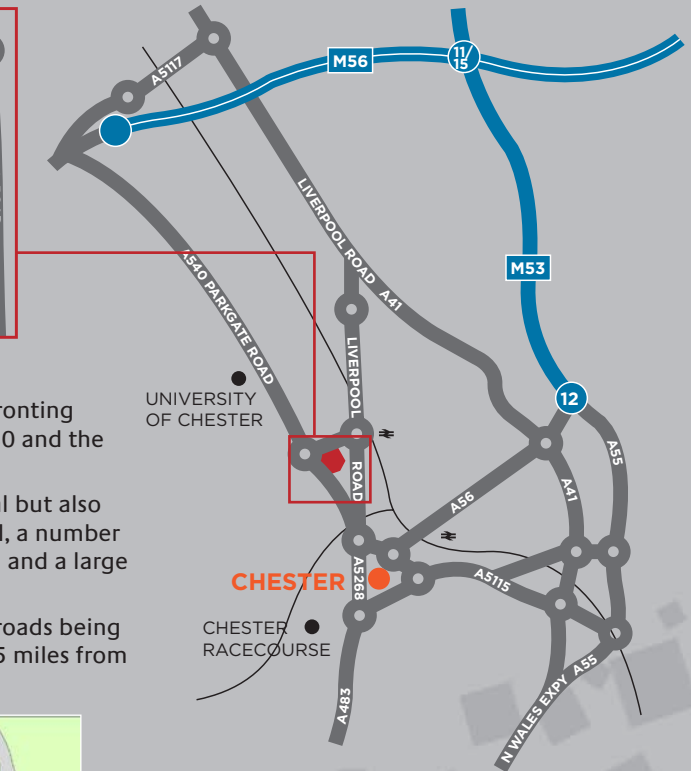


## Location

The property is in a prominent location fronting a busy roundabout junction with the A480 and the A540, 1 mile North of the city centre.

The surrounding area is mainly residential but also includes the Countess of Chester Hospital, a number of pub/restaurants, a petrol filling station and a large Morrisons supermarket.

The property is well connected to major roads being just half a mile from Liverpool Road and 5 miles from junction 12 of the M53.



making property work for business

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## Viewing

An escorted viewing can be arranged solely by appointment with the letting agents. The property can in any event be viewed adequately from the adjoining roads.

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March 2016.