



*Photograph taken January 2009*

**Column Road, West Kirby, Wirral, CH48 7EA**

**FREEHOLD  
CAR DEALERSHIP PREMISES  
WITH RESIDENTIAL  
DEVELOPMENT POTENTIAL**

### Location

- The property is situated a mile east of West Kirby town centre
- The area is predominantly high quality residential.

### Description

- The property comprises a car showroom with workshops. There is a further two storey building used as a parts store with valeting bays.

### Planning

- We believe that the premises have the appropriate planning consent for the existing use, and within the Wirral Unitary Development Plan allocated in a primarily residential area.

### Rateable Value

- £55,000 effective from 8th August 2006

### Price

- On application

*Subject To Contract – February 2009*

### Viewing

- The property can be initially viewed adequately from the adjoining roads.

### Accommodation

*The property comprises the following approximate gross internal areas:-*

	Sq M	Sq Ft
Showroom	300.38	3,233
Offices	14.88	160
Ancillary	24.61	365
Workshops	317.17	3,414
Parts/Valeting Bays	108.80	1,171
First Floor Offices	62.30	671
Total	828.14	8,914
Site Area	0.63 Acres	0.25 Hectares



For further details call: 08702 257525

bbexson@automotive property.com or  
klavery@automotive property.com

www.automotive-property.com



#### Important Notice:

Automotive Property Consultancy Ltd for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details 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 but must satisfy themselves by inspection or otherwise as to the correctness of each them.

- (3) no person in the employment of Automotive Property Consultancy Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of Automotive Property Consultancy Ltd nor any contract on behalf of the Vendor or Lessor.
- (4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.