



FOR SALE / TO LET
CAR DEALERSHIP PREMISES
(potential for alternative uses/redevelopment)
Station Garage, Preston Road, Leyland PR25 4NT
6,276 sq ft (583.03 sq m) ON 0.53 ACRES (0.21 HA)



Location

Leyland is located 6 miles South of Preston and within 5 minutes' drive of Junction 28 of M6. Leyland provides easy access to Preston by rail or road. The property is located at the junction of Preston Road and Moss Lane, approximately half a mile North East of Leyland Town Centre, where there is a mix of commercial and residential uses, including Morrisons, The Range and Lidl. The property is accessed from Preston Road.

Description

The dealership property comprises a detached steel framed building fitted with modern cladding under a multiple of pitched metal clad roofs. The dealership comprises a showroom with partitioned offices to the rear and a glazed frontage, with an adjacent workshop with its own office accommodation and 3 bay doors. There is the capability to park 69 vehicles on site.

Terms

Our client is seeking offers for the Freehold Interest, with a price of £800,000 exclusive of VAT and applicable Stamp Duty. Alternatively our client may consider a new FRI lease for a term to be agreed with a rent of £60,000 per annum exclusive of VAT and outgoing.

Town Planning Authority

The property is located within the jurisdiction of South Ribble Borough Council and is identified as being within an economic development area South Ribble Borough Local Plan adopted July 2015.

VAT

The property has been elected for VAT.

Energy Performance Certificate

C - 56.

Accommodation

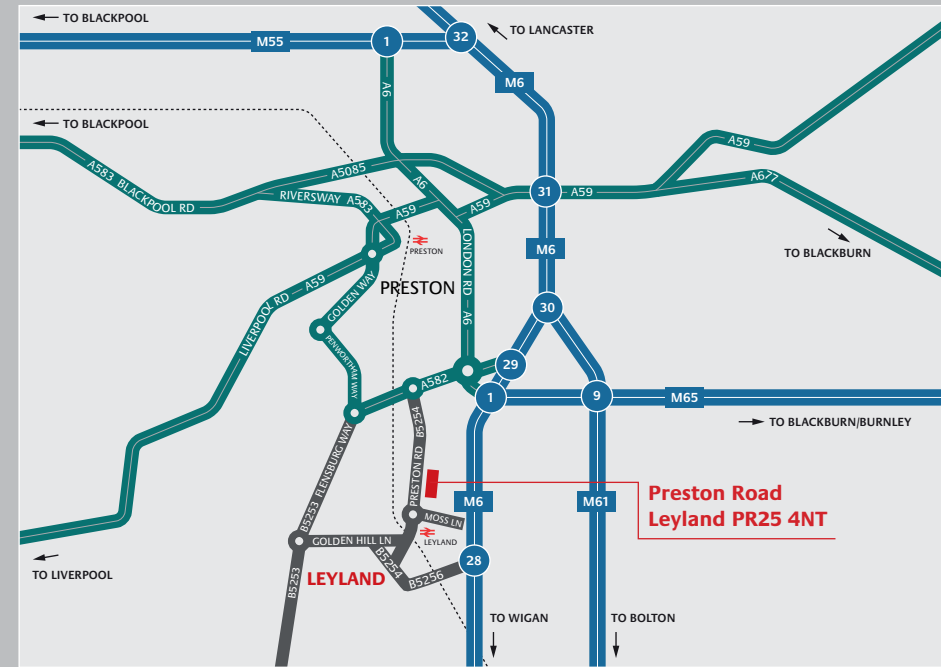
The property provides the following approximate Gross Internal Areas:

	SQ FT	SQ M
Showroom	3,244	301.42
Offices	388	36.01
WCs & Ancillary	35	3.25
Workshop	2,411	224.00
WCs	40	3.71
Workshop Ancillary	157	14.63
TOTAL	6,276	583.03
Parking		
Display		41
Customer		5
Storage		23
TOTAL		69

Site Area: 0.53 acres (0.21 hectares), equating to site density of 27%



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Viewing

An escorted viewing can be arranged solely by appointment with the letting agents.



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