

■ INDUSTRIAL ■ RETAIL ■ OFFICES ■ INVESTMENT ■ DEVELOPMENT

TO LET/May Sell

MAYFIELD GARAGE, QUEENS ROAD
Halifax HX1 3XY



PROMINENT CAR SALES SHOWROOM AND VEHICLE REPAIR WORKSHOP

3,223m² (34,928ft²)

Set on a Site of 0.865 hectares/2.14 acres

- A range of showroom and vehicle workshops available as an entire site or in sections
- Prominent main road position 2 Miles from Halifax town centre
- Suitable for alternative uses subject to planning

T. 01484 530361
www.bramleys.com



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CAR SALES SHOWROOM AND VEHICLE REPAIR WORKSHOP

The property comprises a site which extends to 2.14 acres and accommodates 3 primary buildings, all of which were formerly occupied for the purposes of a car sales showroom and repair workshop. The entire site is available either on a leasehold or a freehold basis, with the vendor willing to consider a division of the site for either form of acquisition.

The main building provides showroom and workshop accommodation with mezzanine floor offices and extends to 2,391m² (25,742ft²). This building is made up of a range of units and could be subdivided further on a leasehold basis, if necessary. This building has 4 loading doors, gas supply and 3 phase electricity. Building 2 extends to approximately 509.6m² (5,485ft²) having a loading door to the rear and display frontage in the full elevation with reception and administrative offices. Building 3 extends to 177.93m² (1,915ft²) having a small works area and administrative offices.

The availability of this site presents an excellent opportunity for a car sales company to take the entire site or, subject to subdivision, a range of smaller dealers or mixed use, including vehicle rental and car wash, or non-car related uses for showroom, trade counter or warehousing.

The site is secured by a perimeter fence with a large gated entrance onto Queens Road and benefits from a frontage to the main road of approximately 95m (310ft).

ACCOMMODATION

BUILDING	EXISTING ACCOMMODATION	SIZE
1	Including ground floor showroom, 6 separate inter-connecting workshops of varying sizes and mezzanine floor offices and show area	2,557m ² (27,527ft ²)
2	Including showroom and workshop	509.6m ² (5,485ft ²)
3	Including showroom and workshop	177.93m ² (1,915ft ²)
TOTAL		3,244.53m ² (34,927ft ²)

OUTSIDE

The site extends to approximately 2.14 acres and is rectangular in size, having an excellent frontage to the main Queens Road and being secured by a perimeter palisade fence.

RATEABLE VALUE

£43,750

PRICE/RENT

On application

TENURE

Freehold

VIEWING

Contact the agents

VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: 116-118 Queens Rd – E; Unit 1 – D; Unit 2 – C; Unit 3 – E.

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LOCAL AUTHORITY

Calderdale Council
19 Horton Street
Halifax HX1 1QE

LEASE TERMS

The premises are available by way of a lease of the entire site or component parts thereof, subject to agreeing satisfactory terms with the landlord. All leases shall be on a full repairing and insuring basis with the tenant being responsible for all internal and external repairs of the property, with the landlord insuring the building and recharging a proportion of these costs to the tenant. Leases are sought for terms of 5 years or multiples thereof to incorporate 5 yearly rent reviews.

REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

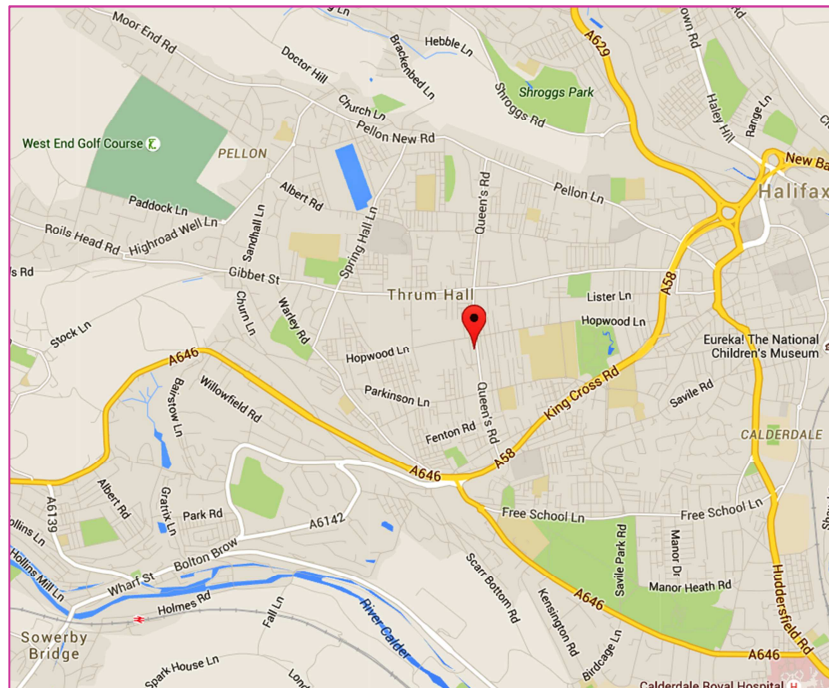


Ordnance Survey Plan

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CAR SALES SHOWROOM AND VEHICLE REPAIR WORKSHOP

Location Plan



External Photos

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

CONTACT

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