



## FA Donovan And Son Premises, Elton Garage Moston Road, Sandbach, CW11 3HL

3,661 Sq ft  
340.11 Sq m



£27,500

Per annum

An exciting opportunity to lease premises on Moston Road in Sandbach, currently occupied by F A Donovan & Son, available to the market for the first time in over 50 years. The premises occupy a prominent position and feature two buildings; the main workshop inc. offices and separate MOT bay, together with sales pitch / parking at the front and rear yard. Would suit motor trade amongst other light industrial uses.

To view: 01782 212201  
[commercial@bjbmail.com](mailto:commercial@bjbmail.com)





#### Description

Occupying a site area of approximately 0.5 Acres, the premises benefit from having workshop facilities within the main single storey building together with reception, offices and stores. A detached MOT workshop is located at the side of the site providing additional working area and includes an inspection pit. Both buildings are of traditional brick construction under pitched asbestos roofs with vehicular access doors to the front.

Benefiting from 3 phase electric, oil fired heating (in part) and offices within, these extensive premises will suit both motor trade and light industrial uses. The surfaced yard at the front provides parking for up to 35, making it ideal for car sales. The rear yard would accommodate a further 30+ cars or would provide ample space for secure storage i.e. Containers etc.

The premises are let without fixtures and fittings however the equipment may be available by separate negotiation.

#### Location

The property is located on Moston Road in the Ettiley Heath district of Sandbach near to Springvale Industrial Estate.

Sandbach town centre is approximately 2 miles distance with the railway station 0.75 miles away. The nearest motorway junctions are: M6 J17: 3.2 miles and M6 J18: 5.8 miles

Sat Nav users should use postcode CW11 3HL



### **Accommodation**

Main Workshop: 2,640 Sq ft (245.31 Sq m)

MOT Building: 1,021 Sq ft (94.90 Sq m)

GIA: 3,661 Sq ft (340.11 Sq m)

Yard to front and rear. Total site area approximately 0.5 Acres

### **Services**

Mains water, drainage, 3 phase electric and oil fired heating (in part) are available.

### **Planning**

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

### **Rating**

The VOA website advises the rateable value for 2020/21 is £15,492. The standard non-domestic business rates multiplier is 49.3p. The small business multiplier is 51.2p up to a rateable value of £51,000. Small Business may benefit for upto100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

### **Tenure**

Leasehold on new terms to be agreed for a preferred term of 3 years or more with a rent of: £27,500 pa plus VAT

### **Credit Check**

On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances, take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

### **Legal Costs**

The ingoing tenant is responsible for a contribution of £350 +VAT towards the landlord's legal costs in connection with the preparation of the lease.

### **Viewing**

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ . Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

### **Contact**

For all enquiries other than viewings please contact;

Paul Jeffries BSc(Hons)MRICS

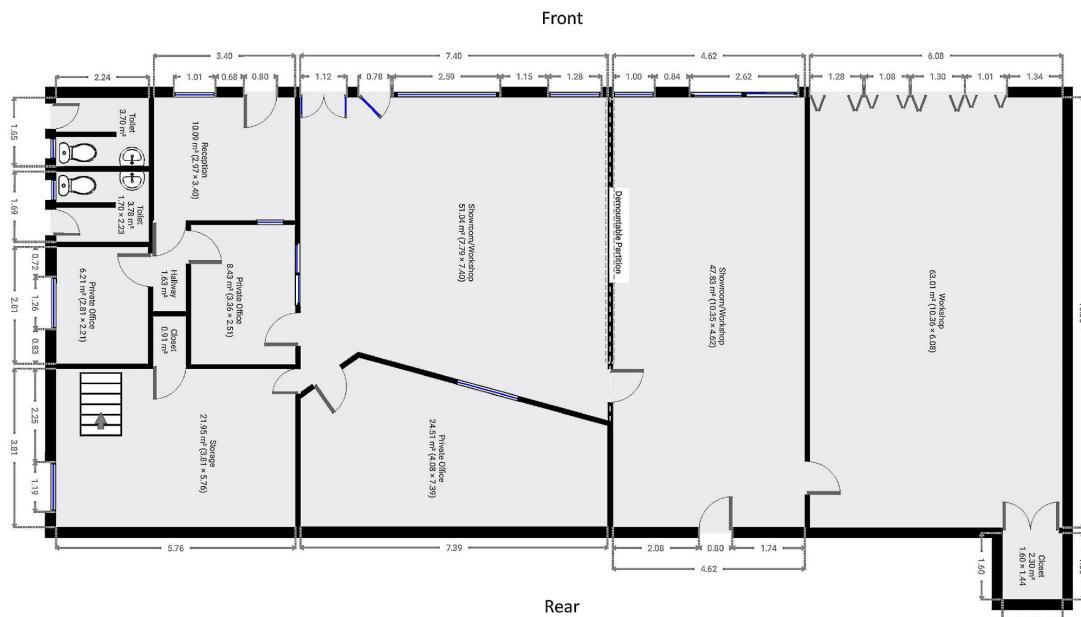
Email : [commercial@bjbmail.com](mailto:commercial@bjbmail.com)

### **VAT**

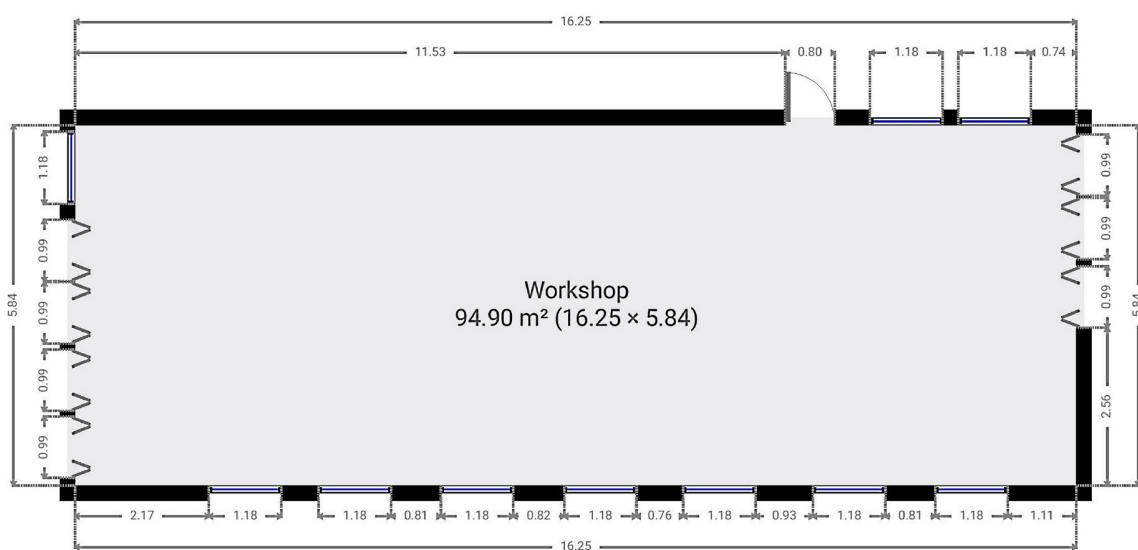
VAT is applicable to this property.



Main Workshop



MOT Workshop



IMPORTANT NOTICE

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.