

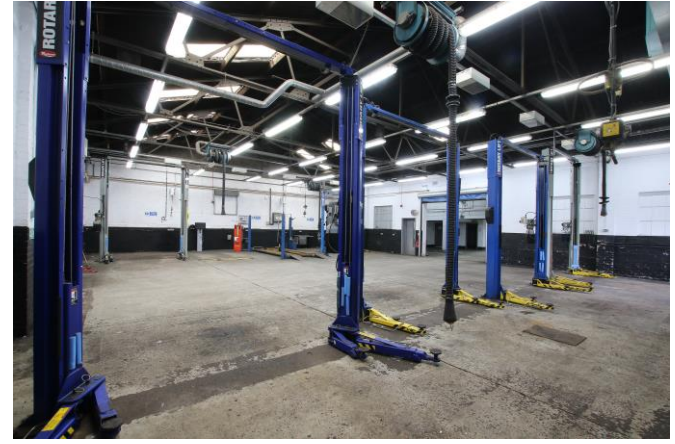
EATON COMMERCIAL

PROPERTY CONSULTANTS

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FOR SALE

**PRIME SHOWROOM & WORKSHOP PREMISES
FOMER VW ROTHERHAM, 245 BAWTRY ROAD, WICKERSLEY,
ROTHERHAM, S66 2JL**



- 17,651 Sq,ft / 1,639.83 Sq,m
- Site Area extends to 1.277 acres (0.517 hectares)
- Double Fronted Showroom
- Workshop to the rear
- Fomer JCT600 VW Rotherham

MBP3, MEADOWHALL BUSINESS PARK, CARBROOK HALL ROAD, SHEFFIELD, S9 2EQ

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Regulated by RICS





LOCATION

The site benefits from a prominent position located on the A631 Bawtry Road, Rotherham. In close proximity to the site are a number of retail outlets which include Aldi, Morrisons Supermarket McDonalds and the local high quality facilities within Wickersley. The site also benefits from fantastic motorway links being located close to Junction 1 of the M18 which provides links to the M1 and M62.

DESCRIPTION

The site consists of a double fronted showroom fronting Bawtry Road with workshop to the rear at a lower level, taking advantage of the site configuration. There are used car display areas to the front of the showroom with a substantial customer / Staff and Service Parking area to the rear.

ASKING TERMS

Freehold Sale - £1.55m
 To Let - £125,000 per annum exclusive.
 Please contact the agents for further details.

COSTS

Both parties to be responsible for their own costs in connection with the transaction.

RATES

Rateable Value £81,500.00
 Rates Payable £41,076.00

PLANNING

We are verbally advised that the site has existing consent as a motor vehicle showroom. Other potential uses may require appropriate consents. Interested parties should make their own enquiries with the local planning office.

EPC'S

Energy performance certificates are available upon request from the agents.

ACCOMODATION

AREA	Sq,m	Sq,ft
Showroom / Offices	536.4	5,774
Parts /offices	158.52	1,706
Offices	48.74	525
Store	7.77	84
Canteen	22.13	238
Prep area	207.56	2,234
Workshop 1	280.06	3,015
Workshop 2	188.42	2,028
Car Storage	200.00	2,153
TOTALS	1649.6	17,757

Used Car Canopy 8 No of Spaces
 Used Car Primary 33 No of spaces
 Used Car Secondary 65 No of spaces

The site extends to 1.277 acres / 0.517 hectares

VIEWING AND FURTHER INFORMATION

Strictly by arrangements with the agents:-

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MISREPRESENTATION ACT 1967
 These particulars are provided for guidance only. The agents give notice that whilst these particulars are believed to be accurate they are not guaranteed and do not constitute any part of any contract with misrepresentation Act 1967. June 2016 - Plans are not to scale.