

Suitable for Investment and Development opportunities (STP)



**For Sale**

**12,489 Sq Ft Car showrooms / Workshop Unit**  
Chester Road, Sandycroft, Chester CH5 2QN

**SW**  
Sanderson  
Weatherall

# Summary

- Sale of a Freehold car garage with a MOT / Repair shop to the rear.
- Total Floor Area of 12,489 Sq. Ft
- Total Site Area of 0.22 Hectares (0.54 Acres)
- We consider the property suitable for sub - division and alternative use subject to planning consent.
- Held Freehold
- Guide Price: £750,000 + (STC)



# Description

The 0.54 acre site comprises two modern showrooms with prominent roadside frontage, offering high visibility display areas. To the rear, a large industrial unit features three loading bays, supporting servicing and repair operations with LED lighting throughout. The site also includes three office spaces and 20 vehicle display spaces.

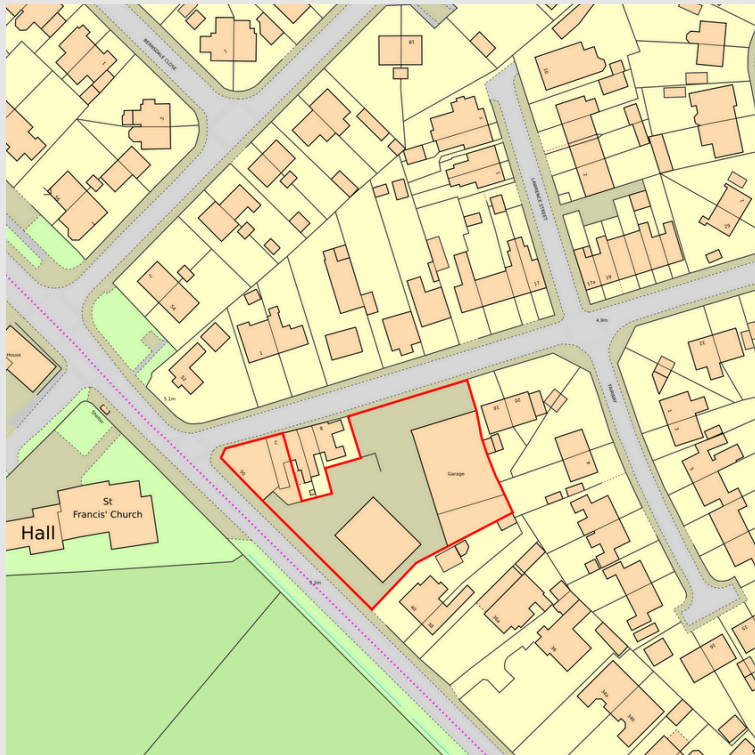
Externally, there is ample customer parking and dedicated vehicle display areas. The property is well-suited for automotive retail but may be suitable for alternative uses subject to obtaining the necessary planning consents.



# Location

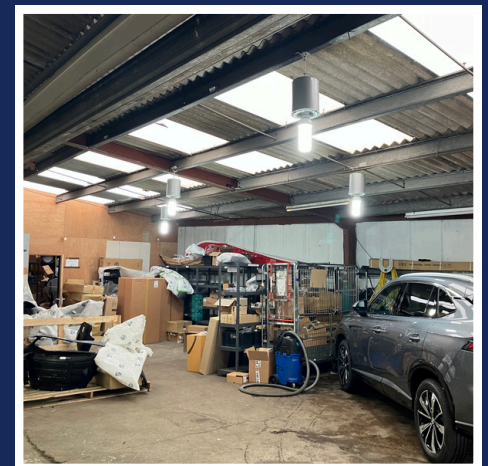
Located on Chester Road, Sandycroft, CH5 2QN. The site benefits from a prominent position along the A5104, offering excellent visibility and access to key transport links, including the A55 and M56, providing connectivity to North Wales, Chester and Northern UK cities. The A5104 is also a key thoroughfare to the Airbus campus, which employs over 6,500 people, further enhancing the site's strategic position.

The surrounding area comprises a mix of commercial and industrial occupiers, with good public transport links, including nearby bus routes and Shotton railway station approximately 2 miles away.



# Accommodation

| Description       | Sq. M        | Sq. Ft       |
|-------------------|--------------|--------------|
| Corner Showroom   | 245.78 Sq. M | 2,646 Sq. Ft |
| Offices & Kitchen | 136.55 Sq. M | 1,470 Sq. Ft |
| Detached Showroom | 241.30 Sq. M | 2,597 Sq. Ft |
| MOT / Workshop    | 536.60 Sq. M | 5,776 Sq. Ft |





## EPC

A full copy of the EPC is available upon request

## Business Rates

Rateable Value: £50,500 (2023 Rating List)

## Guide Price

£750,000+ (Subject to Contract and Exclusive of VAT)

## Tenure

Held Freehold under Land Registry Title Numbers CYM503945, CYM503946, CYM17394, WA40618

## VAT

Awaiting confirmation. VAT may be applicable.

## Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful bidder.



## Viewings

Viewings strictly by appointment only with the agent. For further information please contact:

**Tom Parker**

07999 029 022

[tom.parker@sw.co.uk](mailto:tom.parker@sw.co.uk)

**Matt Hardy**

07738 252 306

[matt.hardy@sw.co.uk](mailto:matt.hardy@sw.co.uk)

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL



**Sanderson  
Weatherall**