



## **FOR SALE FREEHOLD MOTOR TRADE INVESTMENT**

### **VW COMMERCIAL DEALERSHIP MILLENNIUM CITY PARK BLUEBELL WAY PRESTON PR2 5BL**

11,126 ft<sup>2</sup> purpose built showroom/workshop property on 1.22 acre site, producing £111,000 per annum

- Modern dealership facility constructed in 2005 let to Volkswagen Group UK Ltd.
- Prominent position in an established commercial location close to junction 31A of the M6
- Nearby major occupiers include James Hall (Spar) HQ, E H Booths Distribution Centre, UK Mail, Starbucks Drive Thru, Perrys (Mazda, Kia and Vauxhall)

**Pittman Court, Pittman Way, Fulwood,  
Preston, Lancashire, PR2 9ZG.  
[www.hdak-uk.com](http://www.hdak-uk.com)**

**01772 652652**

## **Location**

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Millennium City Park is within half a mile of junction 31A of the M6 forming part of a modern industrial/warehouse development zone known as Preston East. The M55, M61 and M65 motorways are all easily accessible.

## **Description**

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A purpose-built motor dealership constructed in 2005, currently operated by Volkswagen Commercial Vehicles.

Arranged over two floors on a prominent corner site extending to approximately 1.22 acres. Externally there are extensive vehicle display and parking areas.

## **Accommodation**

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The property provides the following gross internal areas:

Ground floor showroom	1,900 sq ft
Workshop	5,775 sq ft
Offices	1,344 sq ft
First Floor	2,107 sq ft
Total	11,126 sq ft

## **EPC**

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The Energy Performance Asset rating is Band C73. A full copy of the EPC is available at [www.ndepcregister.com](http://www.ndepcregister.com)

## **Tenure**

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Freehold

## **Money Laundering**

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

## **Tenancy**

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The property is let to Volkswagen Group United Kingdom Ltd for a term of 20 years from the 14 June 2005 on standard full repairing and insuring terms.

The rental payable is £111,000 per annum.

Volkswagen Group United Kingdom Ltd are the company responsible for the import and distribution of Volkswagen passenger and commercial, Audi, Seat and Skoda vehicles and parts.

## **Purchase Price**

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We are instructed to seek a price of £1,850,000 for the freehold interest which reflects a gross initial yield of approximately 6%.

## **VAT**

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The purchase price is subject to VAT at the prevailing rate, although it is envisaged that the transaction will be treated as a TOGC.

## **Viewing**

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Strictly by appointment through the agents HDAK.  
Telephone: 01772 652652 or e-mail: [reception@hdak.co.uk](mailto:reception@hdak.co.uk)

