



FOR SALE FREEHOLD MOTOR TRADE INVESTMENT

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

11,126 ft² 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**

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Location

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

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

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

The Energy Performance Asset rating is Band C73. A full copy of the EPC is available at www.ndepcregister.com

Tenure

Freehold

Money Laundering

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

Tenancy

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

We are instructed to seek a price of £1,700,000 for the freehold interest which reflects a gross initial yield of approximately 6.5%.

VAT

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

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

