

# RORY MACK

## ASSOCIATES



**TALKE ROAD BODY WORKS,  
TALKE ROAD, CHESTERTON,  
NEWCASTLE UNDER LYME,  
STAFFORDHIRE, ST5 7NL**

**FOR SALE  
£725,000**

- Showroom site extending to 1.2 acres with extensive frontage to A34 dual carriageway
- Adjacent to Skoda main dealership and suitable for wide range of commercial uses
- 4,200 sq ft car bodywork workshop suitable for showroom conversion
- Income producing telephone mast to rear of site let on a new 10 year lease
- Rare freehold opportunity to acquire substantial and established sales site





## TALKE ROAD BODY WORKS, TALKE ROAD,

### CHESTERTON, NEWCASTLE UNDER LYME, STAFFORDSHIRE, ST5 7NL

#### GENERAL DESCRIPTION

A level and roughly rectangular shaped area of land extending to 1.2 acres with a long-established history of being used as a vehicle sales site. The site has an extensive frontage to the A34 dual carriage way and is immediately adjacent to a recently constructed Skoda dealership showroom making the subject premises ideal for similar uses. To the front of the site is a 4,200 sq ft workshop of brick elevations supporting multiple pitched roof surfaces, currently used as a car body repair workshop, which could very easily be converted into a showroom. Alternatively, the workshop could be demolished to make way for a new showroom elsewhere on the site.

To the rear of the site is a telephone mast which has recently been re-let by way of a 10 year lease at a passing rent of £3,000 pa. A copy of the lease can be made available to interested parties.

#### LOCATION

The site is prominently located on the northbound side of the A34 dual carriage way, approximately 3 miles to the north of Newcastle under Lyme town centre and within one mile of the A500 dual carriage way which provides direct access to Junctions 15 and 16 of the M6 motorway and the A50 which ultimately connects to the M1. The site is also adjacent to the well-established and popular Parkhouse Industrial Estate complex.

#### SERVICES

All mains services are connected. No services have been tested by the agents.

#### VAT

The sale price is not subject to VAT.

#### TENURE

Available freehold, subject to contract and with vacant possession of the site with the exception of the telephone mast compound. The site is owned by Messrs BBVC Ltd and the sale is intended to be by way of share transfer of the Limited company, whose only asset is the site.

#### ACCOMMODATION

Workshop (inc offices, WC and workshops):

4,200 sq ft GIA

Site Area (measured using Promap): 1.2 acres

#### BUSINESS RATES

There are two Rateable Values associated with the site:

##### Talke Road Body Works

Rateable Value: £20,500

Rates Payable: £10,229.50 pa (24/25)

##### Stoke Vans

Rateable Value: £7,000

Rates Payable: £3,493 pa (24/25)

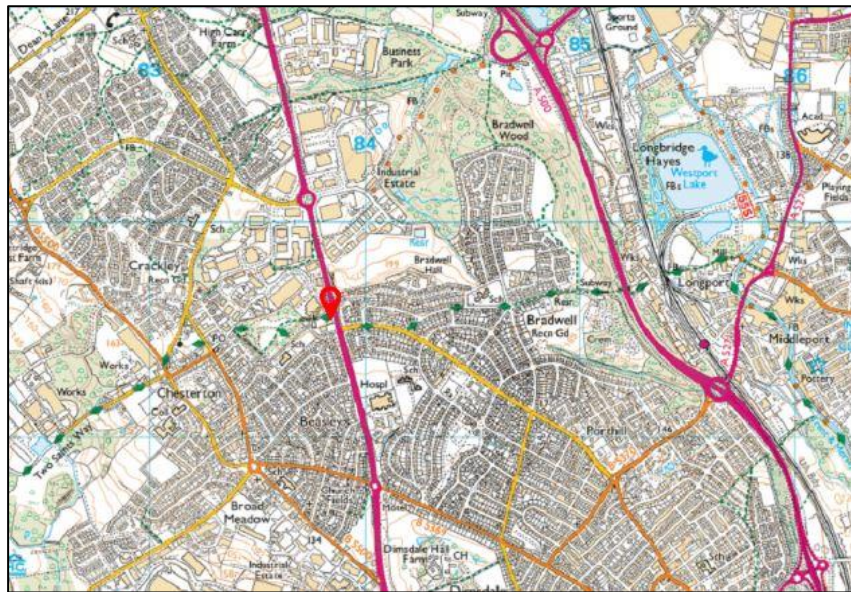
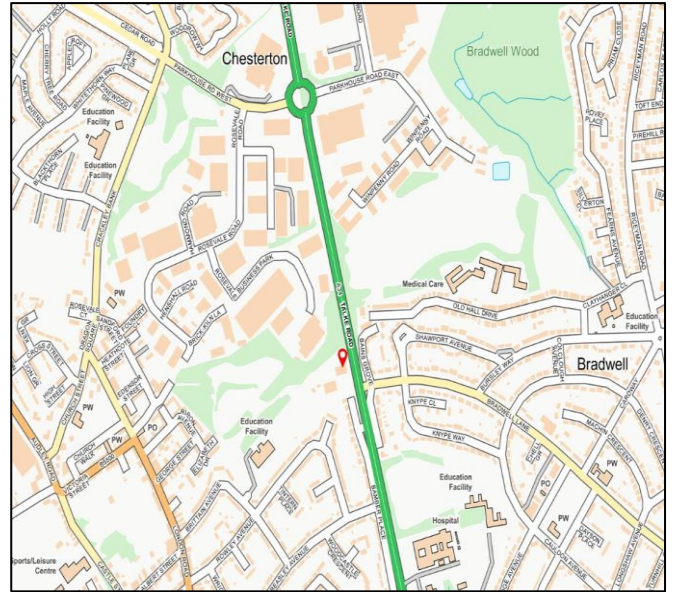
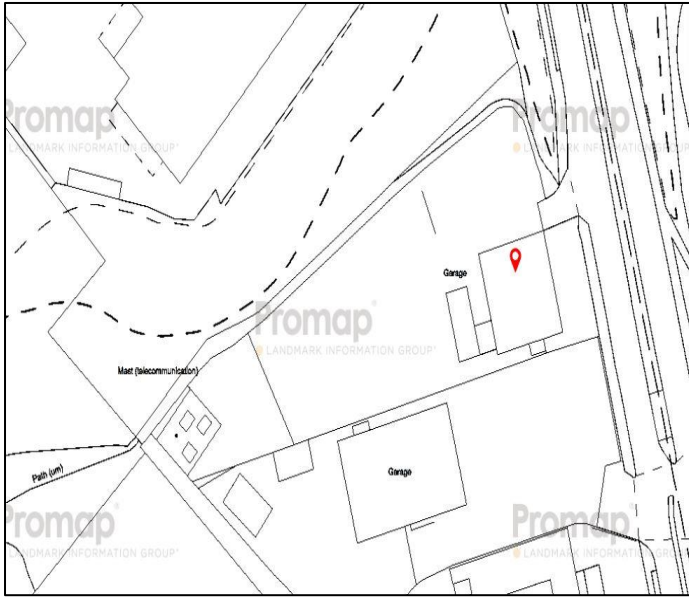
#### ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



# TALKE ROAD BODY WORKS, TALKE ROAD,

CHESTERTON, NEWCASTLE UNDER LYME, STAFFORDSHIRE, ST5 7NL



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements