

SUBSTANTIAL FORMER CAR SHOWROOM FOR SALE FREEHOLD

**Former Mercedes Benz of South Lakes
Princes Street
ULVERSTON
Cumbria LA12 7NQ**



**Rarely available freehold for sale with vacant possession – suitable
for a range of uses (subject to consents)**

Ulverston is an attractive market town in south west Cumbria on the fringe of the Lake District National Park, and is approximately 8 miles from Barrow-in-Furness, 26 miles from Kendal & 26 miles from access to the M6 motorway at junction 36. Employment is derived from the defence industry, engineering, tourism and agriculture and significant local employers include BAE Systems in Barrow (who are increasing the workforce from approx. 10,000 to 17,000 with associated benefits to the supply chain), Siemens, Kimberley Clark & Oxley Developments.



Location

The property, which is shown for identification purposes on the attached plan is located immediately adjacent to Ulverston Station (with trains between Barrow-in-Furness and Lancaster linking with the London to Glasgow/Edinburgh west coast mainline). The property has an extensive frontage to Princes St, a short distance from the A590 County Rd, and a short walk from Ulverston town centre. There is a secondary access from Lightburn Rd, and the Beehive Business Park (M&S Food, Aldi, Greggs, Starbucks, Screwfix, Lake District Farmers & Blue Light Hub) is close to the property.

Description

The property comprises converted former railway goods building and has until recently been occupied by Mercedes Benz of South Lakes as a main car sales and service dealership, and comprises various showroom areas, workshops and ancillary accommodation. The main building is of attractive sandstone construction beneath a pitched insulated profile sheet roof and is split between main showroom and workshops with adjoining offices over ground and first floors with substantial external display areas. There is access to the main workshop via 3no roller shutter doors to a maximum height of approx. 4.9m and width of approx. 5.0m.

The main showroom has an extensive glazed frontage, and would be suitable for retail, showroom, trade counter, or offices (subject to any consents being received). There is a 2-storey section with showroom/offices on the ground floor, offices above and a workshop/parts store to the rear (with a further roller shutter door access). To the rear is a single storey valet bay, and extensive further parking, possibly suitable for further development. The buildings lend themselves to be split into smaller units for multiple occupation, if required.

Accommodation

The property offers the following accommodation:-

Main Showroom

GF Main Showroom	192.36 sq m	(2,071 sq ft)
GF Main Workshop	362.94 sq m	(3,907 sq ft)
GF Side showroom/offices	166.94 sq m	(1,797 sq ft)
GF Parts Department	109.40 sq m	(1,178 sq ft)
Total GF Area	831.64 sq m	(8,953 sq ft)

FF Offices & ancillary	58.54 sq m	(630 sq ft)
Mezzanine	72.2 sq m	(777 sq ft)

Total – main building 890.18 sq m (10,360 sq ft)

Valet Building

GF Workshop	58.21 sq m	627 sq ft
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TOTAL – ALL BUILDINGS 948.39 SQ M (10,987 SQ FT)

Site area - leasehold & freehold (approx.)

0.46 ha 1.13 acres

Planning

The building is Grade II listed, having been built as a goods store and house for the Furness Railway Company in 1854. It has been in occupation as a Mercedes dealership since approx. 1989

Tenure

The property is held mostly freehold (show edged red on the attached plan) plus the a further area (edged blue) which is held on the balance of a 125-year lease from 28 March 1990 at an annual rental of £1.00.

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Terms

The property is to be sold part freehold, and part leasehold with vacant possession on completion.

Price

Offers in the region of £1.35 million

Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £53,500

UBR – 49.9p/51.2p (2024/2025)

Applicants are advised to make their own enquiries of the local rating authority, Westmorland & Furness Council.

Energy Performance Certificate

The property has a rating of 63-C and a copy of the EPC and RR is available from our website.

Services

We are advised that all mains services (including 3-phase electricity) are available to the site. Heating to the workshop is by way of gas-fired warm air blower and there is air conditioning to the main building. No testing of services has been undertaken.

There are 3 no electric charge points on site

Legal Costs

Each party to be responsible for their own legal fees incurred in the transaction.

VAT

All prices, outgoings and rentals are quoted net of VAT which may be chargeable at the prevailing rate. The property is registered for VAT and VAT is therefore payable on payments under the terms of the lease.

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), admin@peill.com for viewings.

Anti-money laundering

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity.



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 LANDMARK INFORMATION Plotted Scale - 1:1250. Paper Size - A4

Peill & Company, Chartered Surveyors

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