

FOR SALE / TO LET

ROADSIDE COMMERCIAL – CONSIDERATION FOR SALE OF THE BUSINESS BY SEPARATE NEGOTIATION

KNUTSFORD ROAD, CHURCH LAWTON, STOKE-ON-TRENT, ST7 3DN



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ACCOMMODATION	SQ.M.	SQ.FT.
Spray Workshop Barrel vaulted sheet cement unit with brick façade, a depth of 46m and 5.75m to haunch.	497.72	5,357
Body Workshop A depth of approx. 30m and 7m to haunch, incorporates offices, canteen and WCs. 2 x large sliding doors to the front and 1 x rear elevations.	516.80	5,563
MOT Garage (not inspected) Fully clad unit with metal roof, lean-to extension, roller shutter access. The unit is currently occupied and can be offered with the existing tenancy or with vacant possession.	291.00	3,132
Rear Storage Units A range of units to the western boundary with various roller shutter doors.	516.42	5,559
GIA	1,821.94	19,611
Service Station & Forecourt Fuel tanks are located onsite, the yard to the rear provides vehicle storage.		
Total site frontage = 155 meters Undeveloped land area = 0.57 acres Total site area = 2.374 acres		

LOCATION

The site is located on Knutsford Road, on the western flank of Church Lawton, at the Staffordshire–Cheshire boundary. Though in a semi-rural location, it is well connected to the region's arterial network, facilitating good road links to Cheshire towns and the Stoke-on-Trent area. Less than half a mile to the south is the Sainsbury's development with petrol station and Starbucks drive-thru. The same location is Lawton Green, a residential development of approximately 100 private and affordable homes.

Route / Junction	Approximate Distances	Approximate Travel Time*
M6 J16	~ 4.1 miles	~ 7 minutes
M6 J17	~ 5.7 miles	~ 8 minutes
A500	~ 10 miles	~ 10–15 minutes

**estimated based on quickest route and by car.*

Road traffic figures advise approximately 11,000 vehicle movements per day.

DESCRIPTION

The site extends to 2.374 acres with a range of commercial workshops, petrol station, storage units and yards. There is also an undeveloped plot extending to 0.57 acres. The site is suitable for continued use or alternative uses, which interested parties should make their own investigations.

PLANNING

From our own investigations, we understand the site obtained planning in February 1979 (Ref 8323/3) for "GARAGE INCLUDING SELLING PETROL, DIESEL OIL AND OTHER PETROLEUM PRODUCTS, CARS, MOTOR ACCESSORIES, REPAIRS OF MOTOR VEHICLES, STORAGE OF MOTOR VEHICLES." Interested parties are advised to make their own enquiries to the Local Planning Authority (Cheshire East Council).

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RATING ASSESSMENT

We understand there are two relate assessments for the site of £43,500 and £5,300 in the 2026 rating list. We would recommend that further enquiries are directed to the Local Rating Authority (Cheshire East Council).

PRICE / RENT & POTENTIAL SALE AS A GOING CONCERN

Price / Rent on application.

Offers subject to planning may only be considered on a restricted short term period.

All prices are quoted exclusive of VAT and we are advised VAT is not applicable. Interested parties should satisfy themselves via their own enquiries.

The vendor will also consider interest for the sale of the existing business, Lawton Services Limited (Company No. 00167523), goodwill and equipment by separate negotiation. Further details will be provided to Bonafide interested parties following an inspection of the property.

Lawton Services Limited was originally incorporated in May 1920 as The Lawton Motor-Body Building Company Limited and historically operated from the Church Lawton site. The company subsequently changed its name to Lawton Services Limited in 2008 and has been associated with vehicle body building, coach and commercial vehicle activities and automotive services.

TENURE

Freehold or leasehold on terms to be agreed.



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SERVICES

Mains services are available and benefits from 3 phase electric supply. Utilities have not been tested by the agent. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

EPC

MOT garage rating D-83, Main workshop rating C-65 and Spray shop rating D-81, each expires 29.08.2028.

LEGAL COSTS

Each party is responsible for its own legal/professional costs in connection with the transaction.

ANTI MONEY LAUNDERING REGULATIONS

We are required to undertake identification checks and confirmation of the source of funding to fulfil the requirements of the regulations.

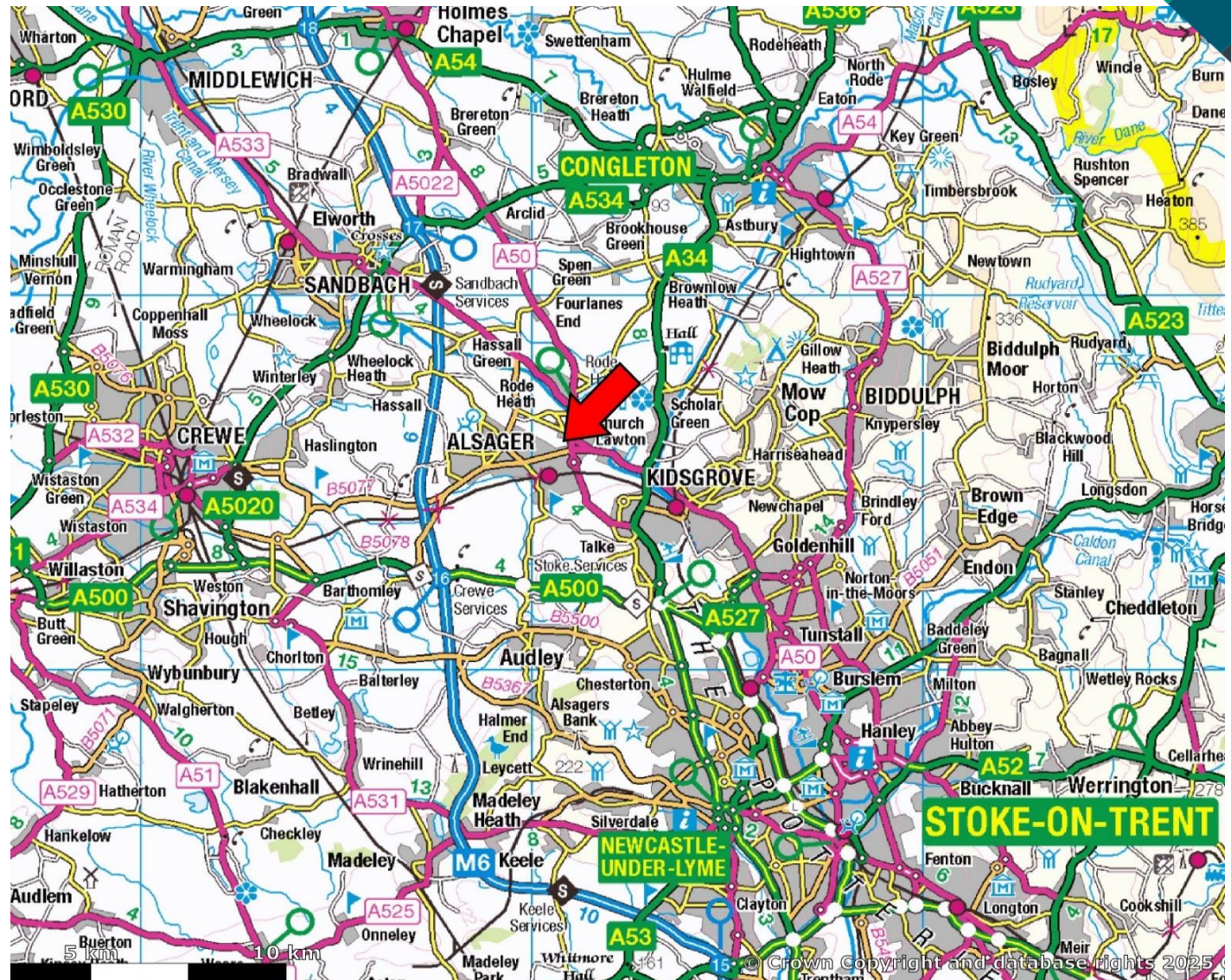
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