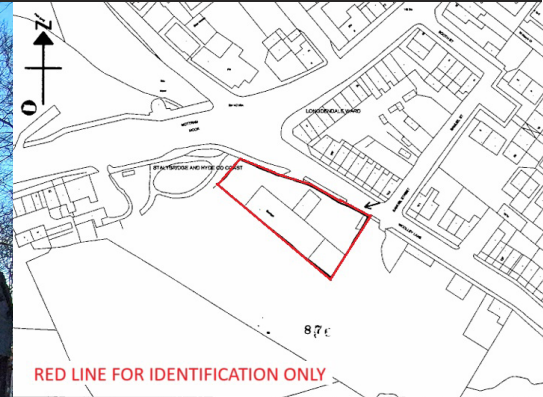


MBRE

SHOWROOM/LAND FOR SALE



Woolley Lane Garage

Woolley Lane
Hollingworth
Hyde, SK14 8NN

**0.37
ACRE**

SALE DUE TO RELOCATION

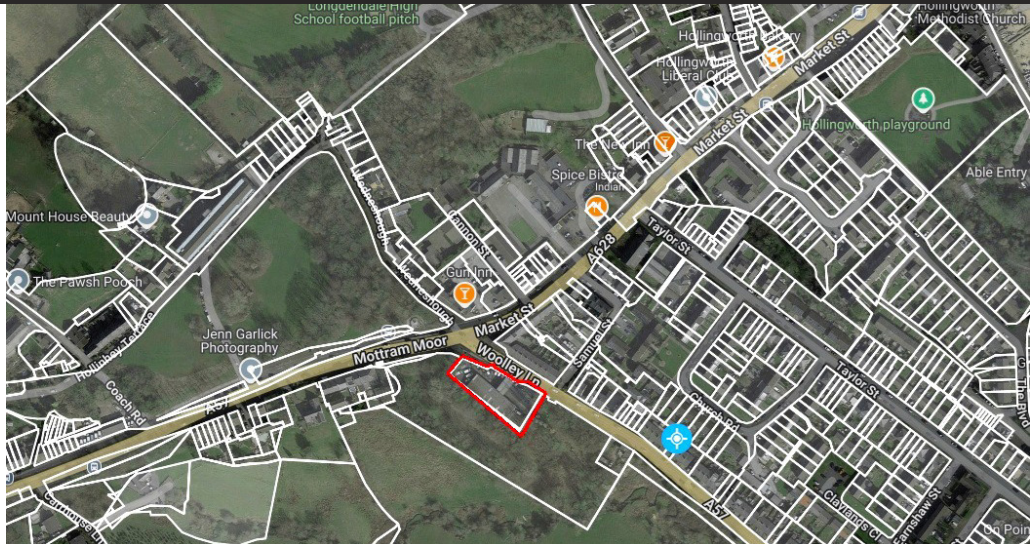


- Highly prominent Freehold garage/showroom
- Exposed to 25,000 passing vehicles per day
- Freehold property - Title Number: GM494601
- Showroom premises: 2,318 Sq.ft overall
- Workshop premises: 2,122 Sq.ft overall
- Forecourt parking: 30 cars/Showroom: 6 cars
- Additional 12 parking spaces for customers
- Showroom RV: £15,250/Workshop RV: £9,400

Location

The property is located at the junction of Woolley Lane, Mottram Moor and Market Street close to Hollingworth village centre and opposite the Gun Inn pub. The property is a short drive to Glossop town centre and the M67.

- Glossop: 2.5 miles.
- M67: 1.2 miles.



Description/Accommodation

The property provides highly prominent garage showroom (2,318 Sq.ft) and workshop premises (2,122 Sq.ft) with associated parking set within 0.37 Acres and located at the busy junction of Woolley Lane, Mottram Moor and Market Street in Hollingworth.

Showroom: 2,318 Sq.ft overall comprising:-

Showroom: 1,548 Sq.ft - 39'9" x 38'11".
 Foyer: 46 Sq.ft - 7'7" x 6'2".
 Stores x 3: 217 Sq.ft overall.
 Reception: 167 Sq.ft - 19'3" x 8'8".
 Corridor: 50 Sq.ft overall.
 Office: 290 Sq.ft - 20'0" x 14'4".
 Kitchen and toilet facilities.

Workshop: 2,122 Sq.ft overall comprising:-

Workshop: 1,803 Sq.ft - 34'11" x 38'3" plus 24'11" x 18'6".
 Workshop store plus foyer: 209 Sq.ft overall.
 Office waiting room: 32 Sq.ft - 5'10" x 5'5".
 Office: 78 Sq.ft - 6'2" x 12'5".

Ridge height: 15'6".
 Eaves height: 13'10".
 Main loading door: 12'0" height x 9'3" width.
 Second loading door: 9'1" height x 9'1" width.

Rateable Value

Workshop & Premises RV: £9,400.

Showroom & Premises RV: £15,250.

Small Business Rates Multiplier 2024/25: 49.9p.

Interested parties are advised to make their own enquiries with TMBC - 0161 342 3111.

Tenure

We understand that the property is Freehold.

Title Number: GM494601.

Price

£625,000 SUBJECT TO CONTRACT.

VAT

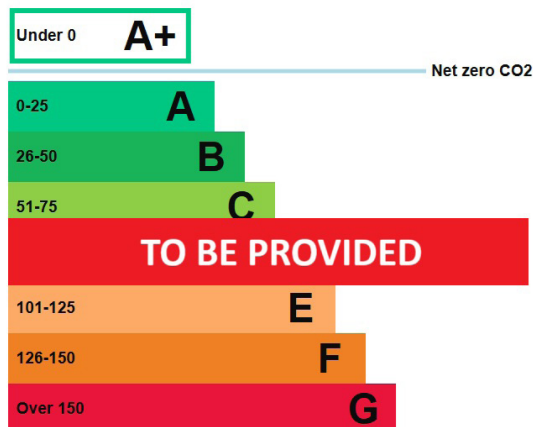
All figures are quoted exclusive of Value Added Taxation.

We understand that VAT is not payable on the sale.

Conditions

Subject to Contract.

EPC Rating



Utilities

Mains services are available including gas, electricity, water and drainage.

Planning

Change of use from petrol filling station to sale of motor vehicles - REF: 02/01007/FUL - APPROVED 04/11/2002.

Legal Costs

Each party to be responsible for the payment of their own legal costs associated with the sale.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. MARCH 2025.