

Modern Car Showroom **TO LET**

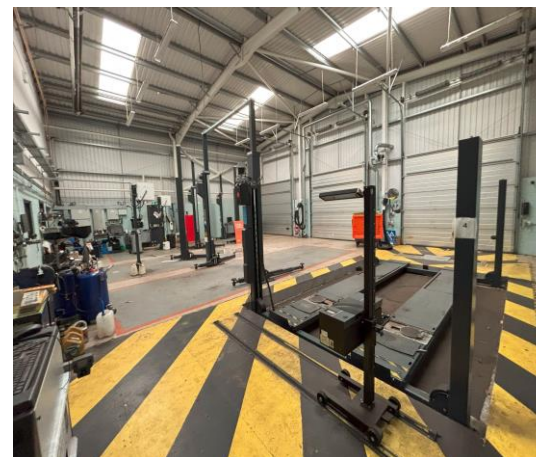
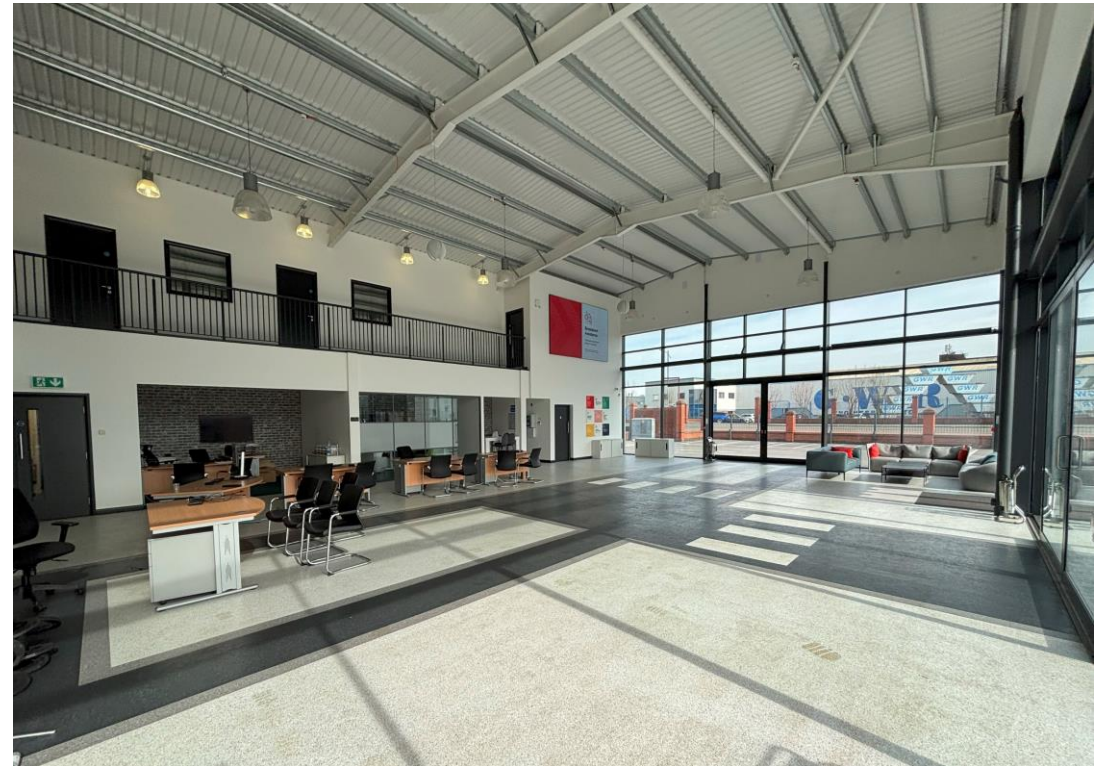


Derby Road, Liverpool L20 8DY
8,896 sq ft (826.3 sq m) on 1.27 acres.



EXECUTIVE SUMMARY:

- Modern, high quality car dealership developed in 2016. The property previously traded as a dedicated used car centre for a top 10 dealer group.
- Prime automotive retail location with Audi, Volkswagen, Skoda and Vauxhall situated nearby.
- Liverpool is considered a highly sought-after location for automotive retailing.
- Extensive frontage to Derby Road (A565), with in excess of 20,000 vehicle movements daily (DFT).
- Extremely well-presented throughout, providing high quality showroom, offices and workshop accommodation extending to 8,896 sqft (826.3 sqm).
- Large site of 1.27 acres, providing a low site coverage of approximately 13%, with capacity for the display and storage of approximately 120 vehicles.
- Available immediately.
- To Let – We are instructed to seek offers for the existing leasehold interest.



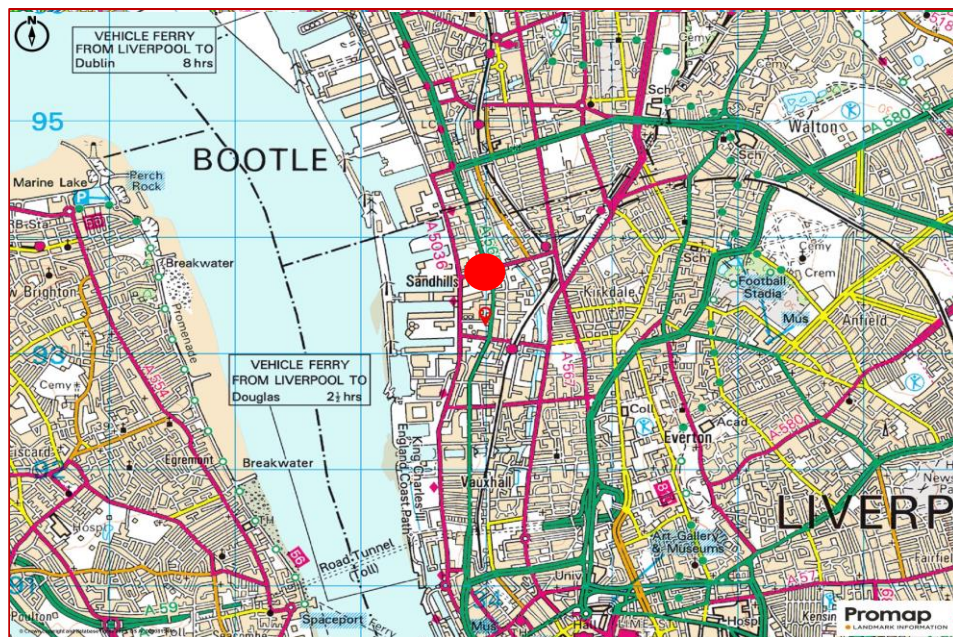
LOCATION

The property occupies a highly prominent position fronting Derby Road (A565), the main roadway linking Liverpool city centre to the northern Mersey region.

From an automotive perspective, Liverpool is considered a key point of representation with the vast majority of brands being present. This stretch along Derby Road is considered the prime pitch in the city, with Audi, Vauxhall, Skoda and Volkswagen all located nearby.

SITE AREA

The site extends to approximately 1.27 acres, providing a very low site coverage of approximately 13%.



DESCRIPTION

The property was developed for Mercedes-Benz vans in 2016 and as such comprises a modern purpose-built showroom facility.

The property benefits from extensive double height glazing to showroom areas, with office accommodation, parts storage and workshop to the rear. The first floor provides further well-presented office and ancillary accommodation.

The property benefits from a large fully secured site and therefore provides extensive vehicle display, customer parking and storage for approximately 120 vehicles. There is a double bay valeting unit towards the western boundary of the site.

ACCOMMODATION

Area	Sq Ft	Sq M
Showroom	2,492	231.5
Offices	1,059	98.4
Workshop	2,078	193.0
Parts	327	30.4
Ancillary	415	38.5
Valet & Store	894	83.0
First Floor Offices	1,025	95.2
First Floor Staff	606	56.3
Total	8,896	826.3



TERMS

The property is available by way of an assignment of the existing lease. The property is let at an extremely low passing rent of £100,000 per annum, expiring 29 July 2035. There is a tenant-only break option in June 2031. Further details are available on request.

BUSINESS RATES

We recommend interested parties make their own enquiries to the local authority.

EPC

The Energy Performance Certificate is B (27).

VAT

Rents quoted are exclusive of VAT.

LEGAL COSTS

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

VIEWING / FURTHER INFORMATION

Strictly by appointment with the sole agent, Knight Frank.

Contact



For further information, or to arrange a viewing, please contact the Knight Frank Automotive Team:

WILL HERRMANN

+44 121 234 0347

+44 7866 063 275

will.herrmann@knightfrank.com

TOM POYNTON

+44 121 233 6428

+44 7725 313 924

tom.poynton@knightfrank.com

Anti-Money Laundering

A successful bidder will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

Date of Details: March 2025

Date of Photographs: March 2025

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