

Nigel Lawrence Partnership



Property highlights

Manchester office, second quarter 2008



Chester Autozone and Tradezone, off Sealand Road, CHESTER **for sale/ to let**

Bespoke buildings available from 464 sq m (5,000 sq ft) - 6503 sq m (70,000 sq ft) and land available from 0.5 acres (0.2 hectares) to five acres (2.023 hectares). Plot 1 of the autopark has been pre-let to Chrysler Jeep.

Phase 1 let to Chrysler Jeep.



Spence Lane, LEEDS **for sale/ to let**

Prominent warehouse/ industrial unit extending to 964.2 sq m (10,379 sq ft) on a site of 0.5 acres (0.2 hectares). Planning permission for a car showroom and considered suitable for a variety of roadside uses, subject to planning.



Leigh Business Park, LEIGH **for sale/ to let**

Plots available from 0.2 acres (0.08 hectares) to 1.48 acres (0.6 hectares) site on the Leigh Business Park fronting on to Warrington Road, suitable for a variety of roadside uses.



Sydney Street, ACCRINGTON **for sale/ to let**

A 1.85 acre (0.748 hectare) site comprising 4,568 sq m (49,183 sq ft) of accommodation including car showroom, workshop, body shop, parts department, paint store and offices. Suitable for residential development.



Hurstwood Service Park, SHREWSBURY **to let**

Developed by Hurstwood, a roadside service area at the junction of the A49 and A53. Occupiers include Travelodge, BP petrol filling station, Spar convenience store and Hardy Hanson public house. Subway are to occupy unit 1. Unit 2, comprising 1,350 sq ft, is available on a design and build basis. Suitable for roadside restaurant/retail uses.



Hurstwood Retail, Leisure and Business Park, ROSSENDALE **for sale/ to let**

A petrol filling station development site extending to approximately 1 acre (0.4 hectares). PLUS a roadside development site from 0.5 acres (0.2 hectares) to 5 acres (2.02 hectares) suitable for a variety of roadside uses. Subject to planning.



Bottom O'th Moor, OLDHAM **for sale/ to let**

Former Citroën motor dealership of 580 sq m (6,244 sq ft) with offices at first floor and a workshop to the rear. Suitable for a variety of roadside uses subject to planning, including splitting to provide retail and workshop space from 186 sq m (2,000 sq ft).



33 Pennistone Road North, SHEFFIELD **to let**

Available on a leasehold basis, two trade counter units of 693 sq m (7,460 sq ft) and 187 sq m (2,018 sq ft) with 14 car parking spaces on a site area of 0.4 acres (0.161 hectares).

REQUIREMENTS

After Sales Centre	Stockport
Motor dealerships	Birmingham, Bolton, Durham, Halifax, Leeds, Manchester, Stockport, Sunderland
Petrol filling stations	Nationwide
Car wash sites	Northern England

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Units A4/A5 Parkgate Business Park, ROTHERHAM
 Roadside property of approximately **1,123.7 sq m** comprising ground floor, mezzanine floor and first floor offices.



Former College site, RAWTENSTALL **for sale**
 Agreed terms to let part to a pub and hotel operator. **0.3 acres (0.121 hectares)** remaining, suitable for residential and roadside-related uses.



Buxton Road, STOCKPORT **to let**
 Former car showroom of **292 sq m (3,000 sq ft)** on **0.26 acres (0.11 hectares)** suitable for a variety of roadside-related uses subject to planning.



Nesscliffe Services, Nesscliffe SHROPSHIRE **for sale**
 • Roadside service area with strong fuel sales and good shop turnover with significant potential on a site of **3 acres (1.2 hectares)**.

Nesscliffe - A5 Northbound, Nesscliffe SHROPSHIRE **for sale**
 • Roadside services development site extending to **2 acres (0.81 hectares)** with detailed planning permission for petrol filling station and restaurant.

Cromwell Avenue, WARRINGTON
 Hi-tech building with planning consent for motor showroom of **1,955 sq m (21,045 sq ft)** on **1.44 acres (0.53 hectares)** suitable for a variety of roadside-related uses subject to planning.



for sale/to let



Buxton Road, HAZEL GROVE **to let**
 Former car showroom premises fronting A6 Buxton Road, comprising **775.5m² (8,346 ft²)**. Suitable for a variety of roadside uses subject to planning.



West Cumbria Gateway (Gateway Services) WORKINGTON, CUMBRIA **for sale/ to let**
 Serviced plots from **0.2 acres (0.080 hectares)** up to **7 acres (2.832 hectares)**. Bespoke buildings available for a variety of roadside uses including petrol filling station, hotel, car showroom and roadside retail.



Garstang Road East, POULTON LE FYLDE **for sale/ to let**
 Former car showroom of **489 sq m (5,266 sq ft)** on **0.44 acres (0.18 hectares)** suitable for a variety of roadside-related uses subject to planning.



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acquired
Sherdley Park Petrol Filling Station, St HELENS
 Acting on behalf of a petrol filling station operator, we recently acquired this petrol filling station.



Reliance Service Station, STOCKTON - ON - TEES
 Roadside retail and restaurant units available from **93 sq m (1,000 sq ft)** to **372 sq m (4,000 sq ft)**

to let

NEW
 For details of all properties being marketed by Nigel Lawrence Partnership, including:

- Rochdale roadside retail
- Liverpool car dealership
- Cheadle Heath development site
- Hazel Grove development site

please visit www.nigellawrence.co.uk